WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 09:03 2 pgs
Fees:13.00 Taxes:393.57
20051102-0132269

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,371.00.**

Affiant

Subscribed and sworn to before me this 27th day of October 2005

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zackary O. Samples	nBank, N.A.	073-01-0-149.00
2109 Avalon Drive	55 Merchant Street Suite 300	
Nashville, TN 37216	Springdale, OH 45246	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Zander M. Dixon and wife, Linda T. Dixon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zackary O. Samples, Tim Sampes and Kim Samples, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 24 on the plan of Highland View Subdivision, of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zander M. Dixon and wife, Linda T. Dixon, by deed from Marvin York McClanahan and wife, Dianne W. McClanahan, on July 27, 1972, of record in Book 4634, page 354, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $942.69 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 073-01-0-149.00.
- Subject to all matters as shown on the Plan of record in Book 1424, page 39, Register's Office Davidson County, Tennessee.

This is improved property known as: **2109 Avalon Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this October 27, 2005.

Zander M. Dixon
Zander M. Dixon

Linda T. Dixon
Linda T. Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zander M. Dixon and wife, Linda T. Dixon** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires My Commission Expires JULY 21, 2007

Notary Public