(1)

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060142

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 03/03/06 14:39 2 pgs
Fees:13.00 Taxes:989.75
20060303-0025110

New Owner is:
C. Gregory Dix and Patricia G. Dix
5816 Sterling Oaks Drive
Brentwood, TN 37027

MAP: 172-05-0-B
PARCEL: 82.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Martye J. Harris, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **C. Gregory Dix and Patricia G. Dix, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14, on the Plan of the Final Plat of Sterling Oaks, Phase II, as shown on plat of record in Plat Book 11190, page 141, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Martye J. Harris, unmarried from Joan A. Schmidt, unmarried by Warranty Deed dated February 21, 2003 and recorded February 25, 2003 in Book 2730, page 29, Register's Office for Williamson County. Said Deed of Trust recorded in Instrument No. 20060217-0019360, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 10951, page 547; Book 11514, page 959; HOA Charter of record in Book 10951, page 540; By-Laws of record in Book 10951, page 587; and all matters of record on plat in Plat Book 11190, page 141, Register's Office for Davidson County.

Also Commonly known as: 5816 Sterling Oaks Drive, Brentwood, TN 37027

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of February, 2006.

GRANTOR:

Martye J. Harris

Martye J. Harris

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Martye J. Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of February, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $267,500.00.

Affiant

SWORN TO and subscribed before me this 24 day of February, 2006

NOTARY PUBLIC
My commission expires: 11/8/08

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008