Davidson County DEEDWARR
Recvd: 03/07/06 09:40 2 pgs
Fees:13.00 Taxes:481.00
20060307-0026057

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Evlyn Dixon 304 Verbena Dr. Nashville, TN 37211	(Same)	133-16 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth Lucile Jones,** Grantor, a single person, have bargained and sold, and by these presents do transfer and convey, unto the said **Evlyn Myrtle Dixon,** the Grantee herein, a singleperson, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 44 on the Plan of Highview Acres as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

Said Lot 44 fronts 100 feet on the northerly side of Verbena Drive and runs back between lines 234.2 feet on the west side and 128 feet on the east side to an irregular line in the rear measuring 146.3 feet thereon.

Being the same property conveyed to Robert A. Jones and wife, Elizabeth Lucile Jones by deed from Trustees, Radnor Baptist Church of record in Book 4874, page 341, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Robert A Jones Died

Whenever 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 my hand this 6th day of March, 2006.

Linda McIllwain P.O.A.
Elizabeth Lucile Jones
By: Linda Carol Mcillwain, POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Carol Mcillwain, having Power of Attroney for the bargainor, Elizabeth Lucile Jones, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of ~~April~~ March, ~~1997~~ 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES; 1-27-07

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $130,000.00.

Linda McIllwain P.O.A.
AFFIANT

Sworn to and subscribed before me this ___ day of April, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-27-07

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This instrument was prepared by:

Gregory M. Galloway
ATTORNEY AT LAW
101 Antioch Pike, Suite 100
Nashville, TN 37211
(615) 333-1933