ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NUMBER
Sonja M. Dixon and Richard L. Beasley, JR	SAME	Map 58-15
4217 Drakes Court		Parcel 29
Nashville, TN 37218-1810		

Davidson County DEEDWARR
Recvd: 03/07/06 13:17 2 pgs
Fees:13.00 Taxes:720.39

20060307-0026356

WARRANTY DEED

For AND IN CONSIDERTION OF LOVE AND AFFECTION, and other good consideration, the receipt and sufficiency of which is hereby acknowledge, we **V. H. Dixon, Jr. and Gail C. Dixon** of Nashville, County of Davidson, State of Tennessee, the Grantors, hereby bargain, deed and convey all their rights, title and interests unto the said **Sonja M. Dixon and Richard L. Beasley, JR** of Nashville, County of Davidson, State of Tennessee, the Grantees herein, their heirs and assigns the following described land in Davidson county, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 13, 20, 21, and 22, on the Plan of Royal Crest Subdivision as of record in Book 3700, page 86, Register's Office for said County.

For a more complete description, reference is hereby made. Being part of the real property conveyed to V. H. Dixon and Wife, Henrie B. Dixon, by deed from Kings Property Company, of record in Book 4224, page 973, said Register's Office for said County.

This conveyance is subject to restrictive covenants contained in an instrument executed by Kings Property Company, a partnership, not dated, acknowledged September 9, 1966, filed September 20, 1966, and recorded in Gook 4059, page 174, Register's Office for Davidson County, Tennessee, easement for public utility and drainage easements, anchor easements, overhang easements, building setback lines, and conditions of owners certificate, as shown on plan of record in Book 3700, page 86, Register's Office for Davidson County, Tennessee and to an instrument of record in Book 4103, page 125, said Register's Office stating that Thomas C. Swann, Richard D. Sweeney and Ervin M. Entrekin have withdrawn from partnership and property to be conveyed by partnership and Henry Hudson.

Being the same property conveyed to the Grantors by deed from Henrie Dixon of record in Book 7158, page 442 Register's Office for Davidson County, Tennessee, dated March 5, 1987.

This is improved property known as 4217 Drakes Court, Nashville, Tennessee.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantor this 1st day of March, 2006.

V. H. Dixon, Jr., Grantor

Gail C. Dixon, Grantor

Sonja M. Dixon, Grantee

Richard L. Beasley, Jr. Grantee

STATE OF TENNESSEE
COUNTY OF DAVISON

On March 1, 2006 before me, H. E. Dixon, personally appeared **V. H. Dixon, Jr. and Gail C. Dixon**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature H. E. Dixon

My Commission expires: 2/27/08



STATE OF TENNESSEE
COUNTY OF DAVISON

On March 1, 2006 before me, H. E. Dixon, personally appeared **Sonja M. Dixon and Richard L. Beasley**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature H. E. Dixon

My Commission expires: 2/27/08



STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration for this transfer or value of property (whichever is greater) is $194,700.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

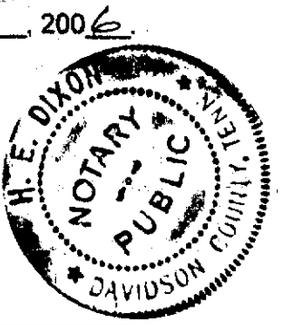
Richard L. Beasley
Richard L. Beasley, Affiant

Sworn to and subscribed before me this 1st day of March, 2006.

WITNESS my hand and official seal.

Signature H. E. Dixon

My Commission expires: 2/27/08



This Instrument was prepared by:
V. H. Dixon, Jr.
1107 Chapel Avenue
Nashville, Tennessee 37206