WARRANTY DEED

ET-06-0275

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,501.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Dickens	Bradley Dickens	
223 Hadleys Bend Boulevard (ADDRESS)	(NAME) 412 W. S. Rust Ct. (ADDRESS)	063 080 106 00
Old. Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOAN DIXON, A MARRIED WOMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRADLEY DICKENS, A MARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lots No. 1, 2, and 3, Block B-2, on the Map of Hadley's Bend City, as of record in Plat Book 421, page 120, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joan Dixon, a married woman, by Warranty Deed from VHB Properties, Inc., by Lee Otsuki, President, executed on November 14, 2003, of record at Instrument No. 20031120-0169629, Register's Office of Davidson County, Tennessee.

This is investment property, and has never been the principal residence of Joan Dixon.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 223 Hadleys Bend Boulevard, Old. Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 13th day of April, 2006.

Joan Dixon

Joan Dixon

Davidson County DEEDWARR
Recvd: 04/17/06 11:07 2 pgs
Fees:13.00 Taxes:197.95

20060417-0043167

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Dixon , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of April, 2006.

My Commission Expires: 09-16-07

Beverly J. Heathcock
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 13th day of April, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122