Davidson County DEEDWARR
Recvd: 06/13/06 10:41 2 pgs
Fees:13.00 Taxes:3293.00

20060613-0070139

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $890,000.00. Allen D. Lentz **Affiant** Subscribed and sworn to before me, this 5th day of June, 2006. Mary S. Bacomb Notary Public My Commission Expires: **MY COMMISSION EXPIRES: January 24, 2009**

Address New Owner As Follows: Robert Allen Dickey and wife, Anne B. Dickey 701 Cantrell Avenue Nashville, TN 37215	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 117-01-0-045.00 7DA 06795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHILTON-TIDWELL ENTERPRISES, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT ALLEN DICKEY AND WIFE, ANNE B. DICKEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land located in Davidson County, Tennessee, being the northerly 80 feet of Lot No. 1 of Block "H" on the Plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

Said part of Lot No. 1 fronts 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, with the southerly margin of Westmont Avenue, 222 ¼ feet to an alley.

Being the same property conveyed to Chilton-Tidwell Enterprises, LLC, a Tennessee limited liability company by deed from Howard E. Hudgins, of record as Instrument No. 20031029-0159181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 85, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 701 Cantrell Avenue, Nashville, TN 37215.

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 06 day of June, 2006.

CHILTON-TIDWELL ENTERPRISES, LLC,
a Tennessee limited liability company

By: Robert H. Chilton III Sec.
Robert H. Chilton, III, Secretary

MARY S. BARCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT H. CHILTON, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of June, 2006..

Mary S. Barcomb
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: January 24, 2009**