File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $192,000.00.

Davidson County DEEDWARR
Recvd: 12/15/06 14:24 2 pgs
Fees:13.00 Taxes:710.40
20061215-0154939

Subsribed and sworn before me this the 11th day of December, 2006.

Affiant

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600899
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Regina F. Martin
4134 Ashland City Hwy
Nashville, TN 37218-2412

Send tax bills to:
Market Street Mortgage
9001 Airport Freeway, Ste 120
Fort Worth, TX 76180

Map 69-7 Parcel 10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dianne Dixon, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Regina F. Martin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in the 13th, formerly the 23rd Civil District Davidson County, Tennessee, description of the westerly part of the property recorded in Book 2596, page 546, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the northerly margin of Hydes Ferry Pike. Said point of beginning being also the southwesterly corner of the original tract of record in the Register's Office of Davidson County, Tennessee, Book 2596, page 546.

Running thence with the westerly line of the original tract, being also the westerly line of the herein described tract N 44 15' E 183.3 feet to an iron pin; thence S 46 30' E 183.3 for a distance of 65 feet to an iron pin; thence S 44 15' to an iron pin located in the northerly margin of Hydes Ferry Pike; thence with the northerly margin of Hydes Ferry Pike N 46 30' W for a distance of 65 feet to the point of beginning.

Being all of the same property conveyed to Dianne Dixon by Quitclaim Deed from James Jackson dated August 8, 2006 of record in Instrument Number 20060808-0097389, Register's Office for Davidson County, Tennessee. Said property is also the same property conveyed to James Jackson by Quitclaim Deed from Dianne Dixon dated May 16, 2006 of record in Instrument Number 20060714-0085273, said Register's Office. Said property is also the same property conveyed to Dianne Dixon by Deed dated October 19, 1998 of record in Book 11161, page 643, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 4134 Ashland City Hwy, Nashville, TN 37218-2412

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 11th day of December, 2006.

Dianne Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Dianne 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12/11/06.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010