Davidson County DEEDWARR
Recvd: 01/04/07 09:56 2 pgs
Fees:13.00 Taxes:444.00
20070104-0001543

THIS INSTRUMENT PREPARED BY:
Skyline Title & Escrow
6200 Baum Dr., #13
Knoxville, TN 37919

----------**Record Data Above**----------

WARRANTY DEED

THIS DEED, made and entered into this the **29th** day of **December, 2006**, by and between **Christine Plumlee-Dixon, unmarried**, hereinafter known as the Party(ies) of the First Part, and **Valerie M. Lee, unmarried** hereinafter known as the Party(ies) of the Second Part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and do/does hereby grant and convey unto the Party of the Second Part, his/her/their heirs and assigns, with covenants of general warranty of title, the following described property located in the County of Davidson, State of Tennessee:

Situated in Davidson County, Tennessee, being Lot No. 254 on the Plan of Haynes Manor, Section 2, as of record in Book 3709, Page 88, Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the Northerly side of Ringgold Drive and extends back 155 feet on the Easterly line and 148 feet on the Westerly line to a dead line and measures 80.3 feet thereon.

Tax ID: 05915013000.
Property Address: 710 Ringgold Drive, Nashville, Tennessee 37207, Davidson County.

Being the same property conveyed to Christine Plumlee-Dixon by Last Will and Testament of Robert Dixon, dated 08/06/03 and recorded 08/15/03, filed of record in Instrument # 200308150117846, in the Register's Office of Davidson County, Tennessee. For Further reference see Warranty Deed, dated 02/17/70, filed of record in Book 4398, Page 829, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of record in Register's Office for Davidson County, Tennessee.

SUBJECT TO the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for said County and State.

THIS PROPERTY IS SUBJECT TO all applicable easements, permissive use agreements and restrictions of record in the Davidson County Register of Deeds' Office. Also conveyed are all rights in and to any and all applicable easements and permissive use agreements of record at the Register of Deeds Office for Davidson County, Tennessee.

THE PREPARER OF THIS DEED HAS NOT SEARCHED THE TITLE OF THIS PROPERTY AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

TO HAVE AND TO HOLD unto the Party of the Second Part, his/her/their heirs and assigns, forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

It is expressly agreed by the party hereto that all taxes for the year **2007** shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor:

Christine P. Dixon

Christine Plumlee-Dixon

STATE OF TENNESSEE:
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor **Christine Plumlee-Dixon, unmarried** with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **29th day of December, 2006**

My commission expires:
9-17-07

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Notary Public

STATE OF TENNESSEE:
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the **29th day of December, 2006**

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the **29th day of December, 2006**

My commission expires: 9-17-07

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

NAME AND ADDRESS OF PROPERTY OWNER:
Valerie M. Lee
710 Ringgold Drive
Nashville, TN 37207

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE