THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26194-01-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $25,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2007. Notary Public My Commission Expires:

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Michael S. Dixon Brian Setzer 117 Wentworth Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map & Parcel: 116160B04100CO.

This instrument prepared solely upon information furnished by the parties for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Viars**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Dixon and Brian Setzer, joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Wentworth Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2007.

Michael L. Viars

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Viars**, 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, at office, this 19th day of January, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/24/07 13:23 2 pgs
Fees:13.00 Taxes:92.50

20070124-0009893

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, and bein gmore particularly described as follows:

Beginning at a point in the north right-of-way of a 30-foot access road, said point being approximately 405 feet east of the east right-of-way of Lynwood Boulevard, said point of beginning also being in the southwest corner of the herein described tract as shown on the proposed plat of the subdivision known as "The Iroquois" and proceeding as follows:

With the westerly line of the boundary of "The Iroquois", north 12 deg. 07 min. 45 sec. east a distance of 50 feet; thence with the southerly line of proposed Lot 10 on the proposed plat of "The Iroquois", south 83 deg. 37 min. 14 sec. east, a distance of 75.02 feet to a point in the westerly line of a proposed street; thence with the westerly line of the proposed street and with a curve to the left having a radius of 529.45 feet a distance of 30.00 feet to a proposed radius turn-out monument; thence with the radius turn-out being a curve to the right having a radius of 20.00 feet, a distance of 31.27 feet to a proposed concrete monument; thence with the northerly right-of-way of the 30-foot access road extended, north 83 deg. 33 min. 36 sec. west, a distance of 58.92 feet to the point of beginning and containing 3,732 square feet or 0.086 of an acre, more or less.

Being the same property conveyed to Michael L. Viars, by quitclaim deed from Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said Government, of record as Instrument No. 200201160006412, said Register's Office.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.