WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/07 12:53 1 pgs
Fees:13.00 Taxes:38.85

20070322-0034929

This instrument was prepared by: *Attorney Edward T. Kindall*
1326 Eighth Avenue North
Nashville, Tennessee 37208

State of Tennessee)
County of Davidson) *The actual consideration of value whichever is greater, for this transfer is* $ 10,500.00

Subscribed and sworn to before me, this the 12 *day of* March, 2007.

Notary Public
My Commission expires: 3/20/10

GEORGE H. THOMPSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Address New Owner

Marc A. Sutton
1504 24th Avenue North
Nashville, Tennessee 37208

Send Tax Bills To:

Same "
"

Map Parcel No.
081 14 0 146.00

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Vernon H. Dixon and Dianne Dixon,** by these presents do hereby transfer and convey unto **Marc A. Sutton, individually,** his successors and assigns, **all** of their rights and interest in and to the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Lot No. 66 on the revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the east side of 24th Avenue North and runs back 125 feet on the north line and 77 feet on the south line to a dead line in the rear on which it measures 69.8 feet, being a broken line.

Being the same property conveyed to Vernon Dixon, Jr. and Dianne Dixon by Affidavit of Heirship, as of record in Instrument No. 20070201-0013283, Register's Office for said County.

Being the same property conveyed to V. H. Dixon and wife, Henrie B. Dixon by Warranty Deed dated March 29, 1966 from Erskine R. Tucker and wife, Olar Ruth Tucker of record in Deed Book 4002, Page 340 in the Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This is improved property known as: 1504 24th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract 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 _____ hand this 12 day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

V.H. Dixon

Dianne Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, V.H. Dixon Jr and Dianne Dixon Jennifer B. Lovell, a Notary Public in and for said County and State, the within named, V.H. Dixon and 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, Tennessee, this 12 day of March, 2007.

JENNIFER B. LOVELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer B. Lovell 9/27/07

Notary Public My Commission expires