Davidson County DEEDWARR
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Fees:13.00 Taxes:717.80

20070329-0037628

WARRANTY DEED

AT-20070138

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of March, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tonya Dixon	First Magnus Financial Corporation	081-12-0 135.00
1611 10th Avenue North	8 Cadillac Drive, Suite 100	
Nashville, TN 37208	Brentwood, TN 37027	

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, I/we, Michael Campbell, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tonya Dixon, an unmarried woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Tract 1:

Land in Davidson County, Tennessee, described as follows, to with:

Being Lot No. 272, on the Map of McGavock, Wetmore and Others First Addition to Nashville, Called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 272 fronts 50 feet on the westerly side of 10th Avenue North and runs back between parallel lines 150 feet to an alley,

Included in the aforementioned description but expressly excluded from this conveyance is that portion of the property deeded to the State of Tennessee by Meredith E. Townsend, et ux. of record in Book 4166 page 908, Register's office for said County, to which reference is here made for a more accurate description.

Being the same property conveyed to Michael R. Campbell day Deed from Ronald Parrish and wife, Judith Darlene Parrish, of record in instrument No. 20010607-0060242 and re-recorded in Instrument No. 20010702-0069638, Register's Office for Davidson County, Tennessee dated June 7, 2001 and recorded June 7, 2001 and July 2, 2001.

Tract 2:

Land in Davidson County, Tennessee, to wit:

Being Lot No. 273, and five (5) feet off the south side of Lot No. 274 in the plan of McGavock called the town of McGavock, which plan is of record in Book 21, page 23, of the Register's office for Davidson County, Tennessee, said Lot No. 273 and the five (5) feet off the south side of Lot No. 274 in said plan, adjoin and together front 55 feet on the west side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Included in the aforementioned description but expressly excluded from this conveyance is that portion of the property deeded to the State of Tennessee of record in book 4177, page 887, Register's Office for said county, to which reference is hereby made for more accurate description.

Being the same property conveyed to Michael Campbell from Ruth K. Gorman by Warranty Deed dated May 31, 2001 and recorded June 4, 2001 in Instrument #20010604-0057594, Register's Office for Davidson County, Tennessee.

Both tracts are also known as 1611 10th Avenue North, Nashville, TN 37208.

( ) **unimproved**
This is (X) improved property know as 1611 10th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 23rd day of March, 2007

Michael Campbell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Michael Campbell, a Notary Public in and for said County and State, the within named Michael Campbell , 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 at Williamson, Tennessee, this 23rd day of March, 2007.

Notary Public

My Commission Expires: 6-26-07

