This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070199

Davidson County DEEDWARR
Recvd: 04/26/07 15:06 2 pgs
Fees:13.00 Taxes:906.50

20070426-0050058

Send Tax Bills To:
Mark J. Tamburino
4900 Idaho Ave
Nashville, TN 37209

New Owner is:
Mark J. Tamburino
4900 Idaho Ave
Nashville, TN 37209

MAP: 103-03-0

PARCEL: 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jerry W. Dixon and wife, Kimberly F. Dixon**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark J. Tamburino**, **unmarried** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4900 Idaho Ave, Nashville, TN 37209**

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 801 of Block No. 37 on the plan of Charlotte Park Company's 1st Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 801 fronts 60 feet on the northerly margin of Idaho Avenue, formerly Fifth Avenue, and extends back between parallel lines, with the westerly margin of 49th Ave North, formerly Eighth Street, 150 feet to an alley.

Being the same property conveyed to Jerry W. Dixon and wife, Kimberly F. Dixon, as tenants by the entirety, from Allan John Chabaud, unmarried, by Warranty Deed dated November 9, 1988 and recorded in Book 7701, Page 251, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

KD

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of April, 2007.

GRANTOR(S):

JERRY W. DIXON

Kimberly F Dixon

KIMBERLY F. DIXON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jerry W. Dixon and Kimberly F. Dixon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 24th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 24th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____