Davidson County DEEDWARR
Recvd: 05/17/07 10:38 2 pgs
Fees:13.00 Taxes:268.25

20070517-0059045

ADDRESS NEW OWNER:
Coordination Plus, LLC
PO Box 160591
Nashville TN 37216

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
71-12-0 339

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ericka Dixie and Vincent Dixie, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Coordination Plus, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled C.R. McWhirter Property, also known as Lischey Place Subdivision, Section 1, of record in Plat Book 6200, Page(s) 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ericka Dixie and husband, Vincent Dixie, by Warranty Deed dated August 30, 2004, from Herbert S. Whitmore, Jr., of record in Instrument No. 20040907-0107884, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1800 Lischey Avenue, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6200, Page 439, said Register's office and all matters therein.

VRP
VRP
E.M.D.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

Affiant

Subscribed and sworn before me this 16th day of May, 2007.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **May, 2007**.

Ericka Dixie

Vincent Dixie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ericka Dixie and Vincent Dixie, wife and husband** , with whom I am personally acquainted, or who 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 office this **16th** day of **May, 2007**.

Notary Public
My Commission Expires: 11-14-2009

File No. 0705-064

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009