This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 06/05/07 14:14 2 pgs
Fees:13.00 Taxes:418.10
20070605-0067083

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Bonnie Buchanan
Affiant

Subscribed and sworn to before me,

this 22 day of May, 2007.

Notary Public

My Commission Expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Stephen M. Dixon 4425 Westlawn Drive #D-202 Nashville, Tennessee 37209	NEW OWNER	103-08-0-A-72.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nicole A. Ducharme, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Stephen M. Dixon**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being U nit No. D-202, Building D on the Plan of Westlawn Green, of record in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole A. Duchaeme, unmarried by Deed from W. Dennison Gilliam and wife, Margaret Gilliam of record in Instrument No.20010716-0075153, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plan of record in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee.

3. Subject to Master Deed contained in Instrument of record in Book 5238, Page 863 and in Book 5266, Page 22, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Book 5238, Page 872 and in Book 6748, Page 423, Register's Office for said County.

5. Subject to Charter for The Homeowners Association of record in Book 5234, Page 719, Register's Office for said County.

This is improved property known as: 4425 Westlawn Drive, Unit #D-202 Nashville, TN 37209.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of May, 2007.

By: Nicole A. Ducharme

Nicole A. Ducharme

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Nicole A. Ducharme, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 22nd day of May, 2007.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010