07

REALTY TITLE
BOX 48A

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $288,000.00.

Affiant

Sworn to and subscribed before me this 16 day of July, 2007.

Deborah K. Devine State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: 11/22/08

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
George K. Dix	2121 Elliott Avenue	Magra Bank	105 14 0 018.00
2121 Elliott Avenue	Nashville, TN 37204	6525 Quail Hollow	
Nashville, TN 37204		Memphis, TN 38120	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty-Eight Thousand and 00/100 Dollars ($288,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **DAVID KERSH, an unmarried person** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **GEORGE K. DIX, an unmarried person** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of Lot 71, as shown on the map entitled Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made April 21, 1949, by Lewis D. Justice, Surveyor, as follows:
>
> Beginning at a point in the westerly margin of Elliott Avenue, 93.4 feet north of the north margin of an alley; thence westerly 155.2 feet to a point in said alley; which is 172.85 feet west of the westerly margin of Elliott Avenue; thence with the margin of said alley northwesterly 54.5 feet to the intersection of another alley; thence with the margin of the last mentioned alley, northerly 2.7 feet to a piont; thence easterly 200 feet to the west margin of Elliott Avenue; thence with the margin of the same, southerly 60 feet to the beginning.
>
> BEING the same property conveyed to David Kersh, an unmarried man, by Warranty Deed dated March 15, 2007 from Ollie E. Claybrooks, an unmarried person, of record in Instrument No. 20070316-0032545, Register's Office for Davidson County, Tennessee.

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

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantee, those matters set forth on the Plan of record in Book 57, Page 95, Register's Office for Davidson County,

Davidson County DEEDWARR
Recvd: 07/27/07 09:22 2 pgs
Fees:13.00 Taxes:1065.60
20070727-0089186

Tennessee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16 day of July, 2007.

DAVID KERSH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **David Kersh, an unmarried person,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 16 day of July, 2007.

NOTARY PUBLIC

My Commission Expires: _____

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067