Davidson County DEEDWARR
Recvd: 10/18/07 10:16 2 pgs
Fees:13.00 Taxes:416.25

20071018-0123552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $112,500.00 (One Hundred Twelve Thousand Five Hundred).

Deborah H. Dudley
AFFIANT

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed to and sworn before me this 12th day of October, 2007.

My Commission Expires SEPT. 20, 2008

C. Loy Carney
NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Julie A Barnes 2241 Stratford Ave Nashville,TN	**SAME AS NEW OWNER**	072-08-0-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STELLA H. DIXSON, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JULIE A BARNES, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 85, on the Plan of Dalewood, Section 1, as shown on plat of record in Plat Book 1424, page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stella H. Dixson by Deed of record in Book 2202, Page 181 recorded 10/28/1953, Register's Office for Davidson County, Tennessee.

Stella H. Dixson and Stella Dixson are one in the same person.

Paula Hammel executes this instrument as Attorney-In-Fact on behalf of Stella Dixson, pursuant to the Power of Attorney being recorded in Instrument 20070180123551, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2241 STRATFORD AVE** **NASHVILLE,TN**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 12th day of October, 2007

Stella Dixson Stella Dixson

BY: Paula Hammel, AIF

BY: _____

Paula Hammel, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Paula Hammel**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Stella Dixson**, and acknowledged that she executed that same as the free act and deed of the said **Stella Dixson**.

WITNESS my hand and official seal this the 12th day of October, 2007.

_____
Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

LTSR Number:

GTE File: 2007