PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 04/10/08 12:51 2 pgs
Fees:13.00 Taxes:1054.50
20080410-0036426

W & I Ref:(dm) Title No: 49309
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David McCauley 623 Lovell Drive Mt. Juliet, TN 37122	Same

TAX MAP-PARCEL NUMBERS: 13201004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Dixey, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David McCauley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Rolling Meadows Subdivision of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 180 fronts 115.0 feet on the northerly margin of Greerland Drive and extends back 203.0 feet on the easterly line and 194.7 feet on the westerly line to a dead line in the rear, measuring 115.2 feet thereon.

Being the same property conveyed to James R. Dixey, Jr., unmarried by warranty deed from Wilbur Foster Creighton, IV and wife, Francis Craig Creighton, dated May 19, 1994 and recorded on May 23, 1994 of record in Book 9353, page 919, Register's Office for Davidson County, Tennessee.

Monica Dixey, spouse of James R. Dixey, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Pages 98 and 99, said Register's Office, which Plan shows a 60 foot minimum building setback line from Greerland Drive and a 10 foot easement for public utility purposes along the rear and easterly side line(s).

This is improved property, known as: 990 Greerland Drive, Nashville, Tennessee 37204.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of April, 2008.

James R. Dixey, Jr.

Monica Dixey

State of TENNESSEE

County of DAVIDSON

On this 9th day of April, 2008 , before me the undersigned authority, personally appeared James R. Dixey, Jr. and Monica Dixey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Sworn and subscribed before me this the 9th day of April, 2008

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public