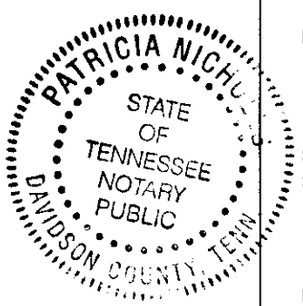
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darell E. Dixson	First South Bank	Parcel ID:
4445 Benchmark Drive	1862 Hwy. 45 Bypass	151090A20600CO
Antioch, TN 37013	Jackson, TN 38305	

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, we

Jesse Thompson and wife, Bernice Thompson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darell E. Dixson and wife, Alesia S. Dixson

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 206, on the Plan of Phase 2, Section 1, Long Hunter Chase, of record in Plat Book 7900, Pages 763 and 764, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jesse Thompson and wife, Bernice Thompson by deed from JCH Development Co., Inc., of record in Instrument 200001270008791, dated January 21, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; Instrument 20020930-0118656; Instrument 20010514-0049630; and Book 9430, Page 279, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 763 and 764; and (3) Easement to Telephone Co. of record in Book 9661, Page 919; Easement for Water Mains of record in Book 8197, Page 288; Book 8358, Page 91; and Book 9988, Page 821; Sanitary Sewer Easement of record in Book 9588, Page 930; Book 9988, Page 793; Book 10796, Page 628; Book 10796, Page 625; Instrument 20001030-0107415; Instrument 20000906-0088271; and Instrument 20000906-0066272; Transmission Line Easement to USA of record in Book 2336, Page 532; Book 2338, Page 466; Book 4428, Page 568; Book 4446, Page 423; and Book 4535, Page 351; and Drainage Easement to Metro. Government of record in Book 4717, Page 515, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4445 Benchmark Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 30th day of April, 2008.

Jesse Thompson

Jesse Thompson

Bernice Thompson

Bernice Thompson

Davidson County DEEDWARR
Recvd: 05/01/08 10:11 2 pgs
Fees:13.00 Taxes:658.60

20080501-0044345

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Thompson and Bernice Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2008.

My Commission Expires: 1/24/09

Notary Public

