Davidson County DEEDWARR
Recvd: 05/05/08 09:39 2 pgs
Fees:13.00 Taxes:1101.56

20080505-0045742

WARRANTY DEED

P-SHB-08-0112

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,720.00

Carol A. Clauson
Affiant

Subscribed and sworn to before me this 29th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1898 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Dixon	Guaranty Trust Co	
112 Took Drive	(NAME) 316 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	163020B00400CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE DIXON AND WIFE, KELLEY DIXON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 4, First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown on Plan of record in Instrument 200507060077601, as corrected in Instrument 200507250086047, 200507250086048 and 200509230114416, said Register's Office, to which reference is made for a more complete description thereof.

Being part of the same property conveyed to Southern Home Builders, LLC, a Tennessee Limited Liability Company by deed from Latting Road Partners, LLC, a Tennessee Limited Liability Company of record in Instrument 200504220045022 on 04/18/2005 and filed for record on 04/22/2005, Register's Office for said County

unimproved ( )
This is improved (X) property, known as 112 Took Drive, Antioch, Tennessee 37013-1943
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 my/our hand(s) this 29th day of April, 2008

Southern Home Builders, LLC, a Tennessee limited liability company

BY: X

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of April, 2008, before me personally appeared Connie Gill, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of Southern Home Builders, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2008.

Notary Public

My Commission Expires:

(SEAL)

CRISTI R. BLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
MAY 25, 2009

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959