Davidson County DEEDWARR
Recvd: 05/05/08 11:12 2 pg
Fees:13.00 Taxes:465.83

20080505-0045913

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10.16.11

(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-RMP-08-2824

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter E. Aigbe	Peter E. Aigbe	
2824 Barksdale Drive (ADDRESS)	(NAME) 2824 Barksdale Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	150-09-081.00

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 LEE A. DIXON AND WIFE, KELLEY DIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER E. AIGBE, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Forest View Park, Section 3, of record in Plat Book 5210, page 353, Register's Office for said County, to which reference is made for a more complete description of said lot.

Subject to restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 5210, page 353, and Book 5882, page 263, said Register's Office.

Being the same property conveyed to Lee A. Dixon by deed from Shelia L. Tallent of record in Book 11103, Page 14 on 08/31/1998 and filed for record on 09/08/1998, Register's Office for said County.

Kelley Dixon, wife of Lee Dixon, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 2824 Barksdale Dr, Antioch, Tennessee 37013
(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.

Lee A. Dixon

Kelley Dixon

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of April, 2008, before me personally appeared Lee A. Dixon and wife, Kelley Dixon to me known (or proved to me on the basis of satisfactory evidence) to be the person who 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: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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