THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08120903** Davidson County DEEDWARR Recvd: 01/21/09 13:41 2 pgs Fees:13.00 Taxes:1139.60 20090121-0005209	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2009. MY COMMISSION EXPIRES NOV 22 2010 Notary Public My Commission Expires:

Kate Rosenthal
State of Tennessee Notary Public
County of Sumner

WARRANTY DEED

Address New Owner: Gary N. Dixon and Kari Lacey 524 Oakley Dr Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16-3-24.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John J. Walton and Stephanie W. Walton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary N. Dixon and Kari Lacey,** unmarried*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

***as joint tenants with the right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 943 ON THE PLAN OF BRENTWOOD HALL, SECTION IX, AS OF RECORD IN BOOK 2331, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED LOT, WHICH WAS CONVEYED TO JAMES H. HARVEY AND WIFE, JUANITA HARVEY, BY DEED OF RECORD IN BOOK 2863, PAGE 214, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT BEGINS AT AN IRON PIN AT THE COMMON REAR CORNER OF LOT NOS. 943 AND 945, AND RUNS; THENCE, SOUTHERLY WITH THE COMMON BOUNDARY LINE BETWEEN LOT NOS. 943 AND 945, 160.1 FEET TO THE NORTHERLY MARGIN OF OAKLEY DRIVE; THENCE, WESTERLY WITH THE MARGIN OF OAKLEY DRIVE 16 FEET TO A MONUMENT; THENCE, NORTHERLY 160 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND FORMING A SMALL TRIANGULAR TRACT.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. WALTON AND WIFE STEPHANIE W. WALTON BY WARRANTY DEED FROM RODNEY L. THOMPSON AND WIFE AMANDA THOMPSON, RECORDED ON THE 17TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020517-0060904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 524 Oakley Dr Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2009.

John J. Walton

Stephanie W. Walton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John J. Walton and Stephanie W. Walton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2009.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal
State Of Tennessee Notary Public
County Of Sumner