03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Rachelle Cansell
Affiant

Subscribed and sworn to before me, this 13th day of November, 2009.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-0910-36254

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Dixon	F&M Bank	147-01-0-178
306 Edgeview Drive	10 Cadillac Drive, Suite 100	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lonnie F. Smith, Jr., married and Shirley S. Hooper, married and Barbara S. Mauss(erroneously referenced as Barbara A. Mauss), married and Ronald E. Smith, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin Dixon and wife Devon Dixon, hereinafter called the Grantees, their successors and assigns, a 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. 214 on the Plan of Section I Revised, Caldwell Hall, of record in Book 2900, Pages 57 and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lonnie F. Smith and wife, Narvie E. Smith by deed from Edward N. Summey and wife, Dena B. Summey dated May 22, 1968, recorded May 22, 1968, of record in Book 4237, Page 350 Register's Office for Davidson County, Tennessee. Lonnie F. Smith having since died. Narvie Eurene Smith conveyed subject property to Lonnie F. Smith, Jr., Shirley S. Hooper, Barbara A. Mauss and Ronald E. Smith by Quitclaim Deed dated December 30, 1997, recorded May 13, 1998, of record in Book 10930, Page 281, Register's Office for Davidson County, Tennessee. Narvie E. Smith having since died. Narvie Eurene Smith and Narvie E. Smith having been one and the same person.

Barbara S. Mauss and Barbara A. Mauss being one and the same person.

The subject property is not the principal residence of the grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **306 Edgeview Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090078809 DEEDWARR
Recvd: 11/19/09 13:10 2 pgs
Fees:13.00 Taxes:573.50
20091119-0106632

WITNESS my hand this 13 day of November, 2009.

Lonnie F. Smith, Jr.

Shirley S. Hooper

Barbara S. Mauss by Stephanie P. Mauss Attorney in fact

Ronald E. Smith

By: Stephanie Mauss, as her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lonnie F. Smith, Jr., Shirley S. Hooper and Ronald E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of November, 2009.

Notary Public
State of Tennessee at Large

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 06/17/2013

My Commission Expires: _____

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 Stephanie Mauss, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Barbara S. Mauss, and that she is authorized by Barbara S. Mauss to execute this instrument on her behalf.

Witness my hand and official seal at Nashville TN, this 13th day of November, 2009.

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 06/17/2013

My Commission Expires: _____