BOX 10-B

BILL GARRETT, Davidson County
Trans:T20100025126 DEEDWARR
Recvd: 04/27/10 15:52 2 pgs
Fees:13.00 Taxes:466.20
20100427-0031974

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2010.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD S. WOFFORD IRA	**SAME**	**084-16-0-090.00**
(NAME) **P. O. BOX 1439**	(NAME)	
(ADDRESS) **ELYRIA, OH 44036**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MILDRED MAYNARD DIXON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD S. WOFFORD IRA,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS 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. 59 on the Map of Hargis Heights, as of record in Plat Book 974, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marshall G. Dixon and wife, Mildred Maynard Dixon, by deed from George Sawyer, a widower, of record in Book 3504, page 523, dated February 1, 1963, Register's Office for Davidson County, Tennessee. The said Marshall G. Dixon having since died on July 19, 1995, leaving Mildred Maynard Dixon as surviving tenant by the entirety.

This conveyance is made subject to matters shown on the plan of record in Plat Book 974, page 82, said Register's Office and any and all other easements, conditions and restrictions which may affect the premises of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as 2528 STINSON ROAD, NASHVILLE, TN 37214
(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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its heirs and assigns, against the lawful claims of all persons claiming by, through, and under the Grantor herein. 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 hand this 21st day of April, **2010**.

Mildred Maynard Dixon
MILDRED MAYNARD DIXON

Witness

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Maynard Dixon, the bargainor, 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 therein contained.

Witness my hand and official seal at Sandy Springs, Georgia this 21st day of April, 2010.

My commission expires: May 7, 2013

JANALYCE P JONES NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 7, 2013

Notary Public