PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100032349 DEEDWARR
Recvd: 05/28/10 13:42 3 pgs
Fees:18.00 Taxes:814.00
20100528-0041414

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 50455

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachna Patel 2625 Blakemore Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104070A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Dixon, Jr. and Janith J. Dixon and John David Dixon and Adam Daniel Dixon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachna Patel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 5 of Blakemore Square Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 6864, Page 237, as amended in Book 6962, Page 125, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to John H. Dixon, Jr., as to a 40% undivided interest, Janith Dixon as to a 40% undivided interest, John David Dixon as to a 10% undivided interest and Adam Daniel Dixon as to a 10% undivided interest, all as tenants in common with a right of survivorship by Warranty Deed from James W. Felch, Jr. and wife, Barbara A. Felch and James W. Felch, dated June 26, 2002 and recorded on July 3, 2002, of record in Document No. 20020703-0080344, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "A", to the Master Deed in Book 6864, Page 237 and as amended in Book 6962, Page 125, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; Master Deed and By-Laws contained in instruments of record in Book 6864, Page 237 and Book 6962, Page 125, said Register's Office.

This instrument is executed on behalf of by John David Dixon pursuant to a Power of Attorney executed by him on the 15th day of September, 2009, of record in Instrument No. 20100528-0041412 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of by **Dr. Adam Daniel Dixon** pursuant to a Power of Attorney executed by him on the 15th day of September, 2009, of record in Instrument No. 20100528-0041413 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 2625 Blakemore Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2010 .

John H. Dixon, Jr.

Janith J. Dixon

Adam Daniel Dixon by Dr. John H. Dixon, Jr., Atty-In-Fact

John David Dixon by Dr. John H. Dixon, Jr., Atty-In-Fact

State of TENNESSEE

County of DAVIDSON

On this 20th day of May, 2010 , before me the undersigned authority, personally appeared **John H. Dixon, Jr., and Janith J. Dixon,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $220,000.00

Affiant

Sworn and subscribed before me this 20th day of May, 2010

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/2013

Wldoc: Deed Wty—12/92

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 , **Dr., John H. Dixon Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Adam Daniel Dixon and John David Dixon** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2010

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: John H. Dixon, Jr. and Janith J. Dixon and John David Dixon and Adam Daniel Dixon

TO: Rachna Patel

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

John H. Dixon, Jr., Affiant

Sworn to and subscribed before me this 20th day of May, 2010

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011