BILL GARRETT, Davidson County
Trans:T20130023012 DEEDWARR
Recvd: 03/21/13 09:07 2 pgs
Fees:13.00 Taxes:3404.00
20130321-0027876

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5042 Thoroughbred Lane, Ste. 100
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dean Dixon and Joanie Dixon** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Charles May and Julie May** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Tract No. 1: A certain lot or parcel of land in Davidson County, Tennessee, and being more fully described as follows, to wit: The southerly 45 feet of Lot No. 93 of the D.T., McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for said County, fronting 45 feet on the easterly side of High Street and extending back easterly between parallel lines, and with the northerly line of lot No. 92, 170.9 feet to an alley.

Tract No. 2: Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 92 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, page 606, Register's Office for said County. Said part of Lot No. 92 fronts 40 feet on the easterly side of Sixth Avenue North, formerly High Street, and runds back between parallel lines 170.9 feet, more or less, to an alley.

Being a part of the same property conveyed to Dean Dixon and wife, Joanie Dixon by Warranty Deed from Metropolitan Development and Housing Agency dated April 1, 1997 and recorded April 4, 1997 in Book 10406, page 553, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 18th day of March, 2013.

Dean Dixon

Joanie Dixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Dean Dixon and Joanie Dixon** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2013.

GRANT STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Notary Public

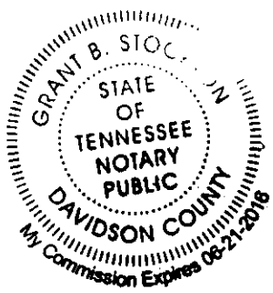
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$920,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of March, 2013.

Notary Public



My Commission Expires:_____

Map and Parcel: 082-09-0-277.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Charles May and Julie May
2312 Woodmont Blvd.
Nashville, TN 37215