This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/26/13 08:19 2 pgs
Fees:13.00 Taxes:814.00
20131226-0129598

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of December, 2013, by and between Albert Durant Gray Jr, and Carolyn Gray, a married couple, party of the first part, and Sharon D Dixon, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 4 on the Plat of Vista Estates of record in Plat Book 4460, Page 196, Register's Office for said County, described as follows:

Said Lot 4 fronts 124.0 feet on the easterly margin of Beal's Lane and extends back 362.3 feet on the southerly line, and 333.8 feet on the northerly line, to a line on the rear on which it measures 127.2 feet.

Less and Except: Property beginning at the point of intersection of the west boundary of the Charles W. Bernhardt, Etux and Dan S. Richardson property and the north boundary of the Dowin Earl Lanier, Etux property; thence with said north boundary north 82 degrees, 01 minutes, 11 seconds west 59.14 feet to a point; thence with the proposed northwest margin of S.R. 155 north 49 degrees, 22 minutes, 31.7 seconds east 70.19 feet to a point; thence with said west boundary south 05 degrees,36 minutes, 14 seconds east 54.17 feet to the point of beginning, containing 1557 square feet. Being the same property conveyed by Warranty Deed to the State of Tennessee at Book 8318, Page 968, in the said Register's Office.

Being all or part of the same property conveyed to Albert Durant Gray, Jr. by virtue of that certain Quit Claim Deed dated May 17, 1990, at Book 8150, Page 107 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Albert Durant Gray Jr

Carolyn Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Albert Durant Gray Jr and Carolyn Gray, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of December, 2013.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sharon D Dixon

Tax Parcel No 05901002600

Property Address: 6108 Beals Lane
Nashville, TN 37218

MAIL TAX
BILLS TO:
The Peoples Home Equity, Inc.
150 N. Seven Oaks
Knoxville, TN 37922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $220,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer C Cole
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of December, 2013.

Maxine J Rucker
Notary Public

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE