THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

7985 08/10 0101 03CHECK 893.30

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William I. Dawson, et ux 2243 Highway 41 S. Greenbrier, TN 37073	Same as New Owner	Map 64-3-B Parcel 4 Field Bk. 4D 93445

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SAMUEL L. ERWIN, JR. and wife, SANDRA BETH ERWIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM I. DAWSON and wife, BONNETTE ADCOCK DAWSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 39 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 1, Revised, of record in Book 7900, page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Samuel L. Erwin, Jr., and wife, Sandra Beth Erwin, by deed from Harold E. Large, et ux, Patsy C. Large, of record in Book 8734, page 761, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4101 Brandywine Pointe Blvd., Old Hickory, TN 37138.

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 and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictions of record in Book 8120, page 170, and amended in Book 8671, page 484, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 7900, page 171, said Register's Office.

4. Subject to easement for common area of Brandywine Pointe Subdivision, Phase 1, section 1, Revised of record in Book 8148, page 269, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 9th day of August, 1993.

"GRANTORS"

SAMUEL L. ERWIN, JR.

SANDRA BETH ERWIN

"GRANTEES"

WILLIAM I. DAWSON

BONNETTE ADCOCK DAWSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL L. ERWIN, JR. and wife, SANDRA BETH ERWIN, and WILLIAM I. DAWSON and wife, BONNETTE ADCOCK DAWSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 1-23-94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

Affiant

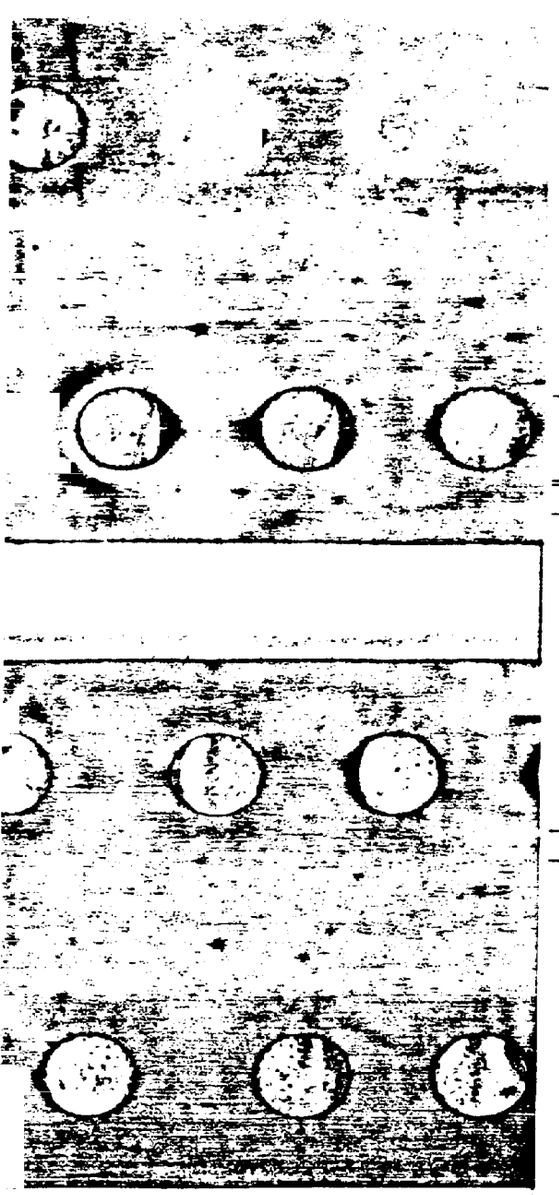
Sworn to and subscribed before me, this the 9th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 1-23-94

50417
IDENTIFICATION REFERENCE

93 AUG 10 AM 8:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9042 PAGE 454

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 239000.00
CON TX 884.30
PRFEE 1.00
MDEED 8.00
TOTAL 893.30
CHECK 893.30

08/10/93 01 08:33 0001 7985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50417
IDENTIF. & REFERENCE

93 AUG 10 AM 8:33
REGISTER
DAVIDSON COUNTY, TN.

No. 684351