OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10047 PG 438

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF May , 1996.

NOTARY PUBLIC

My Commission expires: 1-29-2000

THIS INSTRUMENT PREPARED BY

T. Larry Edmondson, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael B. Dodson et ux	SAME	187-00-082
(NAME)	(NAME)	
626 Rice Hill Road		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Randall C. Michael and wife, Beth Michael

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Michael B. Dodson and wife, Rita B. Dodson

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

018073 IDENTIF. + REFERENCE

96 MAY 13 AM 9:21

ALEX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Dec3 05'13 0101 03CHECK 72.50

unimproved (X)
This is improved ( ) property, known as _____
(Street Number) (Street) (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 9th day of May , 19 96 .

RANDALL C. MICHAEL

BETH MICHAEL

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Randall C. Michael and wife, Beth Michael, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of May, 1996.

My Commission expires: 1-29-2000

Lea E. Richard
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT: BOOK 10047 PG 439

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

"EXHIBIT A" BOOK 10047 PG 440

Tract No. 4 in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor, (License No. 669) dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin, said pin being located from a pin in the center line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann (Book 102, page 209, R.O.W.C.) thence leaving said road N 4 deg. 53' E 1385.17' to a pin on the easterly margin of a 50' wide private road being the SE corner of this tract; and thence the beginning of this survey; N 85 deg. 07' W 636.79' to a pin in fence line being the SW corner of this tract; thence N 4 deg. 50' E 180.13' to a pin by corner post; thence N 5 deg. 06' 49" E 504.78' to a pin in the center line of a 50' wide private road being the NW corner of this tract; thence S 84 deg. 11' 13" E 645.8' to a pin in the center line of a 50' wide private road being the NE corner of this tract; thence S 5 deg. 10' W 335.62' to a pin by a 12" stump in fence line; S 57 deg. 34' W 10.7' to a pin by corner post; and S 4 deg. 53' W 332.33' to the beginning, containing 10.0 acres, more or less.

Included in this conveyance is a permanent easement 50' wide in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, Page 499, R.O.W.C., TN, and by separate instrument of record in Book 6444, page 172, R.O.D.C., TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and of record in Book 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Land Owners Associations.

CONTINUED

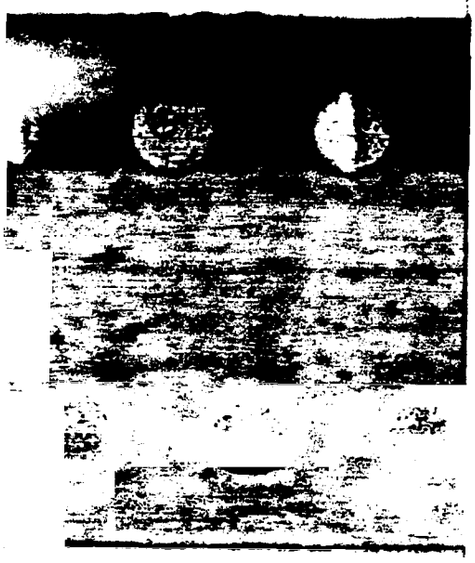
Being the same property conveyed to Hiram E. Staggs and wife, Heidi M. Staggs by Deed form Ronald S. Nur..., Trustee, of record in Book 6449, page 549, Register's Office for Davidson County, Tennessee.

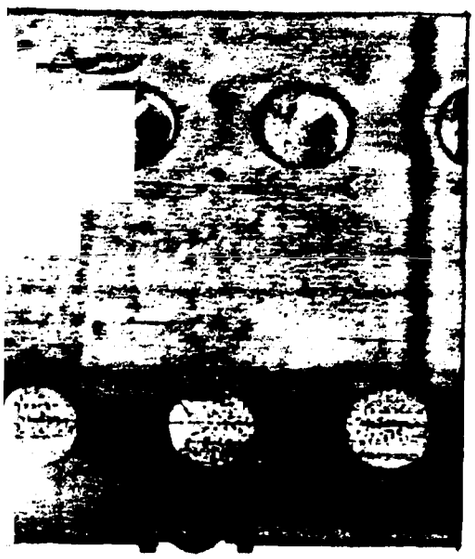
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED from this conveyance is the following described tract or parcel of land:

Property located in the 5th Civil District of Davidson County, Tennessee and being the southern portion of parcel #82 on the tax map #187; bounded on the south by W. A. Brewer, Deed Book 6530, page 255; on the west by George D. Knight, Deed Book 7550, page 702; and by R. H. Kester, Deed Book 6875, page 70; on the north by remaining property of Hiram E. Staggs and wife, and on the east by C.W. Fann, Deed Book 102, page 209, as recorded in Williamson County Register's Office and more specifically described as follows:

Beginning on an iron pin located on the east margin of a 50' wide private road (Fann Road) and being 1,385.17' north of the north margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N-85 deg. 07' 00"-W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N-4 deg. 50' 00"-E, 180.13' to an existing iron pin at a fence corner; thence N-5 deg. 06'49"-E 166.04' to an iron pin the NW corner of this tract; thence S-84 deg. 22' 48"-E 644.13' to an iron pin the NE corner of this tract; thence S-57 deg. 34' 00"-W, 9.01' to an iron pin; thence S-4 deg. 53' 00"-W, 332.33' to an iron pin, the point of beginning and containing 5.00 acres, more or less, according to a survey by Gaylon W. Northcutt, Tennessee, R.L.S., No. 1529, 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3-30-91.

Being the same property conveyed to Randall C. Michael and wife, Beth Michael by deed from Andrew W. Regg and wife, Kelly Ann Regg of record in Book 9848, page 882, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10047 PG 442

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	16.00
TOTAL	72.50
CHECK	72.50

05/13/96 01 09:24 0001 0663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180873
IDENTIF. ↑ REFERENCE

96 MAY 13 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038644