THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Bof 2

BOOK 11394 PG. 267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $139,250.00.

Affiant

Subscribed and sworn to before me this the 19th day of March, 1999.

Notary Public

My Commission Expires: 03-24-01

99 MAR 22 PM 1:57

0564147

RECEIVED FOR REGISTRATION AND RECORDED IN DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven W. Dodson and wife, Pamela J. Dodson 510 Colice Jeanne Road Nashville, Tennessee 37221	Mtg. Portfolio Services, Inc. 4144 North Central Expressway Suite 160 Dallas, Texas 75204 Loan No. 0063369	Map 142-11-0 Parcel 036.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **Bruce A. Fox, Deceased, by and through Larry D. Craig, Administrator C.T.A.**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Steven W. Dodson and wife, Pamela J. Dodson**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated and lying in Davidson County, Tennessee, being Lot No. 84 on the plan of Section Two, Valley West Subdivision, of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 84 fronts 86 feet on the northerly side of Colice Jeanne Road and extends back 258.1 feet on the westerly line and 229.17 feet on the easterly line to a dead line in the rear on which it measures 90.74 feet.

Being the same property conveyed to Bruce A. Fox, unmarried, by deed from Floy Hargis Fox of record in Book 8566, Page 58, Register's Office for Davidson County, Tennessee.

Bruce A. Fox having died on March 17, 1998, Larry D. Craig having since been appointed Administrator C.T.A., Cheatham County Chancery Court, Probate No. P-956. A certified copy of the ancillary probate order being recorded immediately prior hereto.

This is improved property known as 510 Colice Jeanne Road, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Witness my hand this 19th day of March, 1999.

ESTATE OF BRUCE A. FOX

BY AND THROUGH:
LARRY D. CRAIG, ADMINISTRATOR C.T.A.

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 Larry D. Craig, Administrator C.T.A., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 19th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 03-24-01

527-23 XCHECK 0101 02/22 $0.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11394 PG. 269

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05641147

IDENTIF. A REFERENCE

99 MAR 22 PM 1:57

CAMT
139250.00
CON TX 515.23
PRFEE 1.00
MISC 8.00
ERR CO
MISC 8.00-
WDEED 8.00
CFEE 2.00
TOTAL 526.23
CHECK 526.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1509

No. 1440907