Davidson County DEEDWARR
Recvd: 03/29/01 10:58 2pgs
Fees:11.00 Taxes:458.80
20010329-0030267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of March, 2001.

Notary Public

My Commission Expires: 11/18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Henry W. Lee, Jr. and Iris L. Lee
279 Townes Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Advantage Investors Mortgage Corp
4405 Beltwood Parkway North
Dallas, Texas 75244-3246

MAP-PARCEL NUMBERS:
162-05-0-118.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Franklin D. Dodd and wife, Cathy J. Dodd** hereinafter referred to as Grantors, hereby transfers and conveys to **Henry W. Lee, Jr. and wife, Iris L. Lee** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in the 5th Civil District of Davidson County, Tennessee, being Lot No. 182A on the Plan of Hickory Valley, Section I, Resubdivision of Reserve Parcel CD, as of record in Book 4470, Page 11, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Franklin D. Dodd and Cathy J. Dodd by Warranty Deed from Wendell E. McGuirk and wife, Wanda D. McGuirk of record in Book 6894, Page 28, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 4470, Page 11, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4353, Page 54, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Mortgage Loan Inspection dated March 21, 2001 by John Kohn & Company, Inc. shows fence over property line 0.7 feet +/-.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 279 Townes Drive, Nashville, Tennessee 37211.

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 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, unless otherwise herein set out; 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. 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 my hand this 23rd day of March, 2001.

Franklin D. Dodd

Cathy J. Dodd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin D. Dodd and wife, and Cathy J. Dodd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2001.

Notary Public

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11/18/01
My Commission Expires

02943-BP