WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/01 10:28 2pgs
Fees:11.00 Taxes:434.75

20010703-0070423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 3/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Treetop Builders, Inc. (NAME)	New Owner (NAME)	145-9-33.00
Lot 46 Beauregard Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randolph S. Dozier and wife, Julia D. Dozier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treetop Builders, Inc.

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:

Land in Davidson County, TN, BEING Lot No. 46 on the Plan of Tyne Valley Estates, Section 3, of record in Plat Book 3500, page 9, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Included in conveyance is appurtenant easement reserved in Deed of record in Book 11331, page 892, Register's Office for Davidson County, TN.

Being the same property conveyed to Randolph S. Dozier and wife, Julia D. Dozier, by deed from Fletcher L. Williams and wife, Sara T. Williams, of record in Book 5307, page 37, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 3502, page 162 and Book 3508, page 341; Plan of record in Plat Book 3500, page 9; all in the Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Pat Cantrell as Attorney-In-Fact for Randolph S. Dozier and Julia D. Dozier, which Power of Attorney is recorded in Instrument # _____, Register's Office for Davidson County, TN.

20010703-0070422

unimproved (X)
This is improved ( ) property, known as Lot 46 Beauregard Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 hand s this 29th day of June, 2001

Randolph S. Dozier by Pat Cantrell, Attorney-In-Fact
Randolph S. Dozier by Pat Cantrell, Attorney-In-Fact

Julia D. Dozier by Pat Cantrell, Attorney-In-Fact
Julia D. Dozier by Pat Cantrell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Pat Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Randolph S. Dozier and Julia D. Dozier, the within named bargainors, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Randolph S. Dozier and Julia D. Dozier, the bargainors, by the said Pat Cantrell, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of June, 2001.

Notary Public

My Commission Expires: 3/27/04