PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 11/07/01 13:31 2pgs
Fees:13.00 Taxes:604.21

20011107-0122326

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **October, 2001** between **RAMONA M. DIDDOCK-DYCHES and RICHARD T. DYCHES, husband and wife** , GRANTOR, and **MEREDITH M. DUNN and GREG C. DUNN, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of The Woodlands, Phase 1, Section 1, of record in the Plat Book 6900, page 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ramona M. Diddock, an unmarried woman, by deed from G & M Investments, a Tennessee General Partnership composed of Hans J. Guenther and Ewell D. Miller, Jr., of record in Instrument No. 20001106-0109708, Register's Office for Davidson County, Tennessee, dated October 31st, 2000 and recorded on November 6th, 2000. Ramona M. Diddock has since married Richard T. Dyches and now goes by Ramona M. Diddock-Dyches.

Richard T. Dyches, spouse of Ramona M. Diddock-Dyches, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

Ramona M. Diddock, Ramona M. Diddock-Dyches and Ramona M. Dyches are one and the same person.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 6900, page 499 and 498; Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109 and in Book 7408, page 250, amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 in Book 8643, page 675; By-Laws of record in Book 7334, page 149 and in Book 7408, page 289; Charter of The Woodlands in Book 8454, page 246; any and all easements, right of ways, setback lines, zoning regulations, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Ramona M. Diddock Dyches
RAMONA M. DIDDOCK-DYCHES
Signature of Seller

Richard T. Dyches by Ramona Marguerite Dyches attorney in fact
RICHARD T. DYCHES
Signature of Seller

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAMONA M. DIDDOCK-DYCHES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RICHARD T. DYCHES, and** who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **RICHARD T. DYCHES** by Limited Power of Attorney being recorded simultaneously herewith.

Witness my hand, at office, this 17th day of October, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAMONA M. DIDDOCK-DYCHES**, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2001.

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

MEREDITH M. DUNN AND GREG C. DUNN
1109 ELMSHADE COURT
NASHVILLE, TN 37211

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Property Address:

1109 ELMSHADE COURT
NASHVILLE, TN 37211

Person Responsible for Taxes:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Map & Parcel #: 172-3, GROUP A, #74

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$163,300.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of October, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

RETURN TO:
BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076