State of Tennessee
County of Davidson

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

The actual consideration or value, whichever is greater, for this transfer is $93,900.00

Subscribed and sworn to before me, this 9th day of January, 2002,

Amy L Dodson
Affiant

Catherine C Birmingham
Notary Public

Commission Expires:

Davidson County DEEDWARR
Recvd: 01/10/02 12:16 2pgs
Fees:13.00 Taxes:347.43

20020110-0004024

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

N10435

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Michael Dodson and Amy Dodson **3900 East Ridge Drive** **Nashville, Tennessee 37211** MAP & PARCEL NO. **148-10-0/066.00**	**SAME**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Daniel Gene Spencer and wife, Sally Anne Spencer

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Michael Dodson and Amy Dodson, husband and wife

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 134 on the Plan of Locustwood Subdivison, Section I, of record in Book 2330, Page 136, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 134 begins at a point in the easterly margin of East Ridge Drive, a common corner of Lots 133 and 134; thence easterly along the line between said lots 174.3 feet to a common corner of Lots 133, 134, and 135; thence northerly along the line between Lots 134 and 135, 191.9 feet to a point in the southerly margin of Haywood Lane; thence westerly along the margin of said lane 154.26 feet to a point; thence southwesterly around a curve 39.27 feet to a point in the easterly margin of East Ridge Drive; thence southerly along the margin of said drive 170.0 feet to the point of beginning.

Being the same property conveyed unto Daniel Gene Spencer and wife, Sally Anne Spencer, by Warranty Deed from Major G. Brown, Jr. and wife, Florence E. Brown, dated April 29, 1971, recorded June 3, 1971, in Book 4507, Page 357, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **3900 East Ridge Drive, Nashville, Tennessee 37211**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **January 09, 2002** .

Daniel Gene Spencer, Grantor

Sally Anne Spencer, Grantor

State of Tennessee
County of Davidson

On this 9th day of January, 2002, before me personally appeared **Daniel Gene Spencer and Sally Anne Spencer**, **husband and wife,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires:

Notary Public

Warranty Deed

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CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005