Davidson County DEEDWARR
Recvd: 02/01/02 10:30 2pgs
Fees:13.00 Taxes:906.50

20020201-0014255

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Kimberly A. Baer
Affiant

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this 25th day of January, 2002.

Carol T. Baker
Notary Public
My commission expires: 1/26/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey Dobbs	Wells Fargo Home Mortgage, Inc	180-03-0-A
108 Stone Briar Court	100 South 5th Street	037.00C0
Nashville TN 37211	Minneapolis, MN 55402	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vivian Deborah Moreland, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Dobbs and wife, Claire B. Dobbs, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Section 1C, Stone Creek Park, of record in Book 9700, Page 266, amended in Book 9700, Pages 469 and 470, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vivian Deborah Moreland by deed from Zaring Homes, Inc. of record in Book 11184, Page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Stone Briar Court, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of January, 2002.

Vivian Deborah Moreland
By: Walter Roberts, Atty in Fact
by Walter Roberts Atty in Fact

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 Walter Roberts, 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 herein contained, and who further acknowledged that he is the attorney in fact for Vivian Deborah Moreland and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of January, 2002.

Commission expires 03/14/05

Notary Public