THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18883

Record & Return To:
Watauga Title of Rutherford Co. LLC
151 Heritage Park Dr., Suite 403
Murfreesboro, TN 37129

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $231,830.00.

Dean S. Dodd
Affiant

Subscribed and sworn to before me this 12th day of APRIL, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Willis L. Hunter, III 411 Page Road Nashville, TN 37205	Chase Manhattan Mortgage Corp. P.O. Box 78824 Phoenix, AZ 85062-8824	MAP 130-9 PAR 85 FB 07DZ 30855

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DEAN S. DODD, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIS L. HUNTER, III, MARRIED ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 411 Page Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of APRIL, 2002.

Dean S. Dodd
DEAN S. DODD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DEAN S. DODD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of APRIL, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/17/02 10:22 2pgs
Fees:13.00 Taxes:857.77

20020417-0047579

EXHIBIT "A"

Tract No. 1: Being Lot No. 3 on the unrecorded Plan of Mrs. Nellie Sword's Resubdivision of parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade of record in Book 421, page 64, Register's Office for said county. Beginning at a point in the center line of Page Road at the common corner of Lots 3 and 4, being the southeast corner of the property conveyed to Wakefield by deed of record in Book 1119, page 6, Register's Office for said county; thence along Wakefield's southerly line, and along the line between Lots 3 and 4, westerly 293.4 feet to a point; thence southerly 62.53 feet to a point, the common corner of Lots 2 and 3; thence with the line between said lots easterly 265.1 feet to the center of Page Road; thence with the line of the same, northeasterly 81.9 feet to the POINT OF BEGINNING.

Tract No. 2: Being the north 10 feet of Lot No. 2 on the unrecorded Plan of Mrs. Nellie Swords' Resubdivision of Parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade, of record in Book 421, page 64, Register's Office, and described as follows: Beginning at a point in the center line of Page Road at the common corner of Lots 2 and 3, being the southwest corner of the property conveyed to J.P. Jordan, Jr. and wife, Jewell M. Jordan by deed from E.C. Armistead and wife, of record in Book 1684, page 203, said Register's Office; thence along the line between said lots and along Jordan's south line, westerly 265.1 feet to a point; thence southerly 10 feet to a point 62.63 feet north of the corner of Lots 1 and 2; thence easterly, parallel to the line between said Lots 2 and 3, 264 feet more or less to the center line of Page Road; thence with the line of the same, northeasterly 10 feet more or less to the POINT OF BEGINNING.

Tract Nos. 1 and 2 being the same property conveyed to B.E. Dodd and wife, Dean S. Dodd by warranty deed from J.P. Jordan, Jr. and wife, Jewell W. Jordan of record in Book 1755, page 253, Register's Office for Davidson County, Tennessee. The said B.E. Dodd predeceased his wife leaving Dean S. Dodd as the surviving tenant by the entirety.

INCLUDED IN THE LEGAL DESCRIPTIONS OF THE ABOVE TRACTS, BUT SPECIFICALLY EXCLUDED HEREFROM, is the following described property conveyed to Anderson Construction Company, Inc. by deed appearing of record in Book 2152, page 381, Register's Office for Davidson County, Tennessee, to-wit:

All that part of said Lot 2 of said Sword's unrecorded Subdivision above referred to that is now within the bounds of Clydelan Court, which part of said lot is described as follows: Beginning at a concrete monument in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; thence with the north margin of said street, along a slight curve easterly 52.8 feet to a concrete monument; thence easterly along the south margin of the south 10 feet of the north 10 feet of Lot 2, 55 feet to a point opposite said beginning point; thence north 30 feet to the beginning.

Tract No. 3: That part of Lot No. 2 of said Sword's unrecorded Subdivision that now lies along the north margin of Clydelan Court and along the south line of the north 10 feet of Lot 2 now owned by said Dodd and wife, and which is described as follows: Beginning at a point in the center line of Page Road, 10 feet south of the common corner of Lots 2 and 3 in said Swords' Subdivision; thence the center of said Road, southerly 20 feet to a point; thence westerly, crossing Page Road and along the north margin of Clydelan Court, 205 feet to a concrete monument which is 52.8 feet east of the southeast corner of Lot 4 of Anderson Court Subdivision above referred to; thence easterly along the south margin of the property conveyed to said B.E. Dodd and wife by deed of record in Book 1755, page 253, above mentioned, 210 feet more or less to the beginning.

Tract No. 4: The southeast part of Lot No. 4 on the Plan of Anderson Courts Subdivision as of record in Book 2083, page 28, said Register's Office, described as follows: Beginning at the southeast corner of said Lot at a concrete monument; thence along the east line of said lot and the west line of Lot 3 in said Swords' Subdivision, north 62.53 feet to the common corner of Lots 3 and 4 of Swords' Subdivision; thence westerly across Lot 4 of Anderson Courts Subdivision, 25 feet to a point; thence southerly 52 feet to a point in the north margin of Clydelan Court; thence with the margin of the same, easterly 25 feet to the beginning.

Tract Nos. 3 and 4 being the same property conveyed to B.E. Dodd and wife, Dean S. Dodd by warranty deed from Anderson Construction Company, Inc., a Tennessee corporation, of record in Book 2152, page 381, Register's Office for Davidson County, Tennessee. The said B.E. Dodd predeceased his wife leaving Dean S. Dodd as the surviving tenant by the entirety.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantee; and (2) all matters appearing on the Plan of record in Plat Book 421, page 64, and in Plat Book 2083, page 28, said Register's Office.