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. 18926**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $208,500.00 Affiant Subscribed and sworn to before me, this 22nd day of April, 2002. Notary Public My Commission Expires: My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr. and Mrs. Patrick A. Hawkins 5824 Beauregard Drive Nashville, TN 37215	**Send Tax Bills To:** World Savings Bank FSB P.O. Box 7512 Springfield, OH 45501-7512	**Tax Information:** MAP 145-9 PAR 74 FB FH 20744

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, MELVIN C. DODSON AND JODI S. EULENE DODSON, TRUSTEES OF THE DODSON JOINT REVOCABLE LIVING TRUST U/A DATED JULY 5, 2000 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICK A. HAWKINS AND WIFE, LEAH T. HAWKINS ("Grantee"), its successors, 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 5824 Beauregard Drive, Nashville, Tennesse 37215.

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 22nd day of April, 2002.

Melvin C. Dodson Trustee
MELVIN C. DODSON, TRUSTEE

Jodi S Eulene Dodson, Trustee
JODI S. EULENE DODSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MELVIN C. DODSON AND JODI S. EULENE DODSON, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office this 22nd day of April, 2002.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 04/23/02 12:29 2pgs
Fees:13.00 Taxes:1104.45

20020423-0049963

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Tyne Valley Estates Section II, as of record in Plat Book 3842, page 184, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Melvin C. Dodson and wife, Virginia T. Dodson by deed from Harold E. Martin and wife, Helen L. Martin of record in Book 5064, page 381, said Register's Office. Virginia T. Dodson has since died. Melvin C. Dodson has subsequently married and conveyed a 1/2 undivided interest in said property to his wife, Jodi Stella Eulene Dodson, by quitclaim deed appearing as Instrument No. 200003090024435, said Register's Office. Melvin C. Dodson and wife, Jodi Stella Eulene Dodson, have conveyed their interest in said property to Melvin C. Dodson and wife, Jodi S. Eulene Dodson, Trustees of the Dodson Joint Revocable Living Trust Agreement U/A/D 7/5/00 by quitclaim deed appearing as Instrument No. 200007060067237, said Register's Office.

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 3842, page 184, said Register's Office.

EXHIBIT "A"