BOX 13

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 06/13/02 11:20 2pgs
Fees:13.00 Taxes:262.70

20020613-0072068

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

File #3328

ADDRESS NEW OWNER:
Samuel Newby
3601 Chesapeake Drive
Nashville, TN. 37207

SEND TAX BILLS TO:
~~New Owner~~
CTX Mortgage Company
2828 North Harwood
Dallas TX 75201-1516

Tax Map : 50-11-159

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Matthew Dobson and wife, Gwen Dobson** hereinafter called the **Grantors**, do hereby convey unto ,**Samuel Newby and Chandra Newby**, **Married** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 117-A, on the Plan of Zone Lots Section 4, Chesapeake Homes, as of record in Book 6900, Page 12, amended in Book 6900, Page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Dobson and wife, Gwen Dobson on November 5, 1997 by Deed of record in Book 10676, Page 697, Register's Office for Davidson County, Tennessee.

This is improved property known as 3601 Chesapeake Drive, Nashville, TN. 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of May, 2002.

Matthew Dobson

Gwen Dobson

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Dobson and Gwen Dobson, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of May, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Affiant

Sworn and subscribed before me on May 30, 2002.

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006