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. 19517**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $412,500.00. Affiant Subscribed and sworn to before me this 31st day of OCTOBER, 2002. Notary Public My Commission Expires:

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

My Commission Expires NOV 29, 2003

Davidson County DEEDWARR
Recvd: 11/04/02 09:10 2pgs
Fees:13.00 Taxes:1526.25

20021104-0134658

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Norbert P. Nix 1510 Gale Lane Nashville, TN 37212	Countrywide Home Loans, Inc. P.O. Box 10212 Van Nuys, CA 31410-0212	MAP 117-08 PAR 196.00 FB 24W 14785

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, DAVID B. DOBIE AND WIFE, LAURA LEE DOBIE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NORBERT P. NIX ("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 1510 Gale Lane, Nashville, Tennessee 37212.

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 31st day of OCTOBER, 2002.

DAVID B. DOBIE

LAURA LEE DOBIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID B. DOBIE AND WIFE, LAURA LEE DOBIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of OCTOBER, 2002.

My Commission Expires:

Notary Public

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

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 241 and the westerly 40 foot 4 inches of Lot 240 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 241 and part of Lot No. 240 front together 100 feet 10 inches on the northerly side of Gale Avenue, and runs back between parallel lines 201 feet, more or less, on the easterly line and 215.5 feet on the westerly line, to an alley, and shows 100 feet on said alley.

Being the same property conveyed to David B. Dobie and wife, Laura Lee Dobie by deed from Larry D. Braidfoot and wife, Frederica Braidfoot of record in Book 8306, page 4, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 332, page 10, said Register's Office.