EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2003.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Dodge	Lisa M. Dodge	Map: 91-11-140 & 141
(NAME)	(NAME)	
5300 Indiana Avenue	4684 Bull Run Road	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Ashland City TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALFRED JACKSON, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto LISA M. DODGE, hereinafter called the GRANTEE, her heirs 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, in the 25th Ward of the City of Nashville, Tennessee, being Lot Nos. 1201, 1203 and 1205 in Block No. 176 of Plan No. 1 of West Nashville, which is of record in Book No. 57, Page 74 and 75, and Book 57, Page 173, said Register's Office, to which plan reference is hereby made for a more complete legal description and together with the north 50 feet of that portion of 53rd Avenue North lying southerly of and adjoining said Lot No. 1201 as vacated by Metro Government by Bill No. 75-1262.

Being the same property conveyed to Alfred Jackson and Betty Pewitt by Warranty Deed of record in Book 9691, Page 75, and further conveyed to Alfred Jackson by Quitclaim Deed from Betty Pewitt aka Betty L. Felts, of record in Instrument No. 20010130-0009218, said Register's Office.

This conveyance is subject to the following:

Any and all matters as shown on plat of record in Plat Book 57, Pages 74 and 75, and extension of record in Book 57, Page 173; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5300 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 14th day of January, 2003.

Alfred Jackson
Alfred Jackson

By: Heather Miranda Jackson Malone POA
Heather Miranda Jackson Malone, Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/15/03 10:07 2pgs
Fees:13.00 Taxes:308.95

20030115-0006251

January 10, 2003

STATE OF Tennessee

COUNTY OF Davidson

On this 14th day of January, 2003, before me personally appeared Heather Miranda Jackson Malone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Alfred Jackson and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 14th day of January, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217