BOX #14A
G#15985-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 26, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
M. CATHERINE DUNDON	SUNTRUST MORTGAGE, INC.	MAP 104-14-0-G
(NAME)	(NAME)	
69 Wyn Oak Drive	201 Fourth Avenue N, 7th Floor	PARCEL 073.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES R. DICKSON, III, AND WIFE, DARA R. DICKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. CATHERINE DUNDON, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 80 on the Revised Final Plan of Whitworth, Phase 1, a Planned Unit Development, as of record in Book 7900, Pages 140 thru 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James R. Dickson, III and wife, Dara R. Dickson, by Warranty Deed from David L. Snow and wife, Marjorie A. Snow, of record in Book 11547, Page 725, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following:

1) All matters shown on the Boundary Plat of record in Plat Book 6900, Pages 838 thru 841, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, Page 305, in Book 8047, Page 243, and as amended in Book 8282, Page 45, Book 8830, Page 249 and in Book 9778, Page 27, said Register's Office;
3) By-Laws for Whitworth Homeowners' Association, Inc., of record in Book 8026, Page 335 and as amended in Instrument No. 20020812-0097386, said Register's Office;

CONTINUED

unimproved ( )
This is improved (X) property, known as 69 Wyn Oak Drive, Nashville, TN 37205
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 31st day of March, 2003

JAMES R. DICKSON, III

DARA R. DICKSON

Davidson County DEEDWARR
Recvd: 04/01/03 09:18 2pgs
Fees:13.00 Taxes:1554.00

20030401-0042528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. DICKSON, III, AND WIFE, DARA R. DICKSON

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 31st day of March, 2003

Commission expires ~~My Commission Expires JULY 26, 2003~~

Christie M. Gilbert
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

4) Agreement for Dedication of Easement for water mains and appurtenances of record in Book 7868, Page 959, said Register's Office;
5) Sewer Easements of record in Book 3467, Page 194, Book 3467, Page 204, and in Book 3505, Page 338, Register's Office for Davidson County, Tennessee;
6) Conveyance of common area to The Whitworth Homeowners' Association, Inc., of record in Book 9778, Page 29, said Register's Office;
7) Charter of The Whitworth Homeowners' Association, Inc., of record in Book 8090, Page 691 and as amended in Book 8283, Page 523, said Register's Office;
8) Easements and setback lines as set forth on the above plan of record in Book 7900, Pages 140 thru 144, inclusive, said Register's Office;
9) Easement for Water Maintenance of record in Book 7868, Page 954, said Register's Office; and,
10) Property taxes for the current year which have been prorated and assumed by the Grantee herein and property taxes for subsequent years.

and other matters