Return to: First Title and Escrow Company, Inc.
File box 9B
File number 20631

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/03 15:12 2pgs
Fees:13.00 Taxes:2312.50

20030507-0061210

G#2109-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 11/25/2006
(AFFIX SEAL)

RONALD E. KNUFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
James R. Dickson, III	New Owner	MAP 130-10-0
(NAME)	(NAME)	
4425 Forsythe Place		PARCEL 033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		[FB #BM-08685]
(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, Thomas W. Oliphant and wife, Cynthia W. Oliphant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Dickson, III

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. 13 and the easterly 65 feet of Lot No. 14 in Block 1 on the Plan of the Manors of Belle Meade, as of record in Book 547, Page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 and the easterly 65 feet of Lot No. 14 fronts 140 feet on the southerly margin of Forsythe Avenue and extends back 125 feet on the easterly line and 172 feet, more or less, on the westerly line to a dead line in the rear, measuring 148.67 feet, more or less, thereon.

BEING the same property conveyed to Thomas W. Oliphant and wife, Cynthia W. Oliphant, by Warranty Deed from James A. Crossman and wife, Mary B. Crossman, of record in Book 5162, Page 130, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

CONTINUED

This is unimproved ( ) improved (X) property, known as 4425 Forsythe Place, 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 30th day of April, 2003

Thomas W. Oliphant
By: Thomas W. Oliphant by Rick French Attorney in Fact
Rick French, Attorney-in-fact

Cynthia W. Oliphant
By: Cynthia W. Oliphant by Rick French Attorney in Fact
Rick French, Attorney-in-fact

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 Thomas W. Oliphant and wife, Cynthia W. Oliphant

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 30th day of April, 2003.

Commission expires _____

_____
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

THIS instrument is being executed in behalf of Thomas W. Oliphant and wife, Cynthia W. Oliphant, pursuant to a Power of Attorney executed by them on the 22nd day of April, 2003, of record in Instrument No. 20030507000612 09, Register's Office for Davidson County, Tennessee.

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2003, before me personally appeared Rick French to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas W. Oliphant and wife, Cynthia W. Oliphant, and acknowledged that he executed the same as the free act and deed of said Thomas W. Oliphant and wife, Cynthia W. Oliphant.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: _____

_____
Notary Public

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE

Comm. Expires 12/12/04