STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

8th DAY OF May, 2003

_____
Notary Public

MY COMMISSION EXPIRES 2/5/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MICHAEL T. MOSER

Davidson County DEEDWARR
Recvd: 05/22/03 15:21 2pgs
Fees:13.00 Taxes:222.00

20030522-0070272

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason Dodge, a single man
(NAME)

508 Hamilton Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37203
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

SAME
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
105-070-206.00

FOR AND IN 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, Dorris Goad and Ina Goad, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Dodge, a single man, 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 part of Lot No. 2, on the Map of Hamilton's Subdivision, as of record in Minute Book 1, Page 97, County Court for said County, being Lot No. 5 on the unrecorded subdivision of said Lot No. 2 described according to a survey made by W.B. Southgate, Surveyor, May 8, 1940 as follows:

Beginning on the northerly margin of Hamilton Avenue, at a point 335 feet west of the westerly margin of Rains Avenue, said point being the corner of Lots Nos. 4 and 5 on said unrecorded plan, thence with the line between said two lots, northwardly 167.5 feet on the southerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots southwardly 167.5 feet to the northerly margin of Hamilton Avenue, thence with said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to Dorris Goad and Ina Goad, husband and wife, by Deed of Record as Instrument #20030314-0034235, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 508 Hamilton Avenue, Nashville, TN 37203.

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. Whenever 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 my/our hand(s) this 8th day of May, 2003.

x Dorris Goad
Dorris Goad

x Ina Goad
Ina Goad

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 Dorris Goad and Ina Goad, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 8th day of May, 2003.

Commission expires 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of May, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of May, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282