03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00

Katherine W. Conkwright
Affiant

Subscribed and sworn to before me, this 30th day of April, 2003.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 05/23/03 13:28 2pgs
Fees:13.00 Taxes:595.70

20030523-0070725

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine W. Conkwright 1200 Woodland St. Nashville TN 37206	AmSouth Bank 2050 Office Park Circle Birmingham, AL 35244	083-09-0172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Dodson and wife, Mary Anne O. Dodson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine W. Conkwright, hereinafter called the Grantees, their successors 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. 7 on the Plan of Edgefield, now East Nashville, of record in Book 21, Page 147, together with easement for a sewer service line of record in Book 8066, Page 491, Register's Office for said County.

Being at the southeasterly corner of Woodland Sreet and 12th Street, being the northwesterly corner of said Lot No. 7; thence with the easterly margin of 12th Street, southwardly 122 feet to Williams' northwest corner; thence with his northerly line eastwardly 50 feet to the line between L0ts No. 6 and 7; thence with said line northwardly 116 feet to the southerly margin of Woodland Street; thence with the southerly margin of said street westwardly 51 feet to the beginning.

Being the same property conveyed to James M. Dodson and wife, Mary Ann O. Dodson by deed from Elizabeth L. Thorneycroft and husband, Jeff Thorneycroft, of record in Book 10705, Page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1200 Woodland St., Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of April, 2003.

James M. Dodson

Mary Anne O. Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Dodson and Mary Anne O. Dodson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 30th day of April, 2003.

Notary Public

My Commission expires 03/14/05