Davidson County DEEDWARR
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Fees:13.00 Taxes:888.00

20030616-0082132

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

B-SB-03-6549

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey D. Slater | Same | |
| 6549 Holt Road | (NAME) | 180-00-18 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEIRS OF JOE V. DOBBS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY D. SLATER AND WIFE, DARLENE SLATER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying in the 6th Civil District of said County and described according to a survey by Harold F. Morris, surveyor, made October 4, 1968, being more particularly described as follows: Tract No. 4 of the Marvin Moore Farm Subdivision, an unrecorded subdivision, Beginning at a point in the southerly margin of Holt Road; said point being a common corner of Tract #3 and Tract #4; thence with the said southerly margin of Holt Road south 88 degrees 35' east 214.0 feet to a point, said point being a common corner of Tract #4 and Tract #5; thence leaving said southerly margin of Holt Road south 1 degree 25' west 816.25 feet to a point; thence north 87 degrees 08' 48" west 214.06 feet to a point; thence north 1 degree 25' 0" east 810.83 feet to the point of beginning.

Being the same property conveyed to Joe V. Dobbs and wife, Buena M. Dobbs by Deed dated June 21, 1971 and filed for record in Book 4517, Page 201, Register's Office for Davidson County, Tennesssee. Said Buena M. Dobbs having predeceased Joe V. Dobbs.The Heirs of Joe V. Dobbs Estate (Docket No. 03P202, Probate Court of Davidson County, Tennessee), Barbara Updyke, Margaret Smith and Ollie James Peercy join in this instrument to convey any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions of record including those listed in Book 4276, page 705, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 6549 Holt Road, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of March, 2003.

Barbara Updyke, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney in fact
Barbara Updyke, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney-in-fact

Margaret Smith, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney in fact
Margaret Smith, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney-in-fact

Ollie James Peercy, Heir of the Estate of Joe V. Dobbs
Ollie James Peercy, Heir of the Estate of Joe V. Dobbs

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of March, 2003, before me personally appeared Ollie James Peercy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margaret Smith and who acknowledged that he/she executed the same as his/her free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 18 day of March, 2003.

Laura Shoun
NOTARY PUBLIC

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of March, 2003, before me personally appeared Ollie James Peercy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara Updyke and who acknowledged that he/she executed the same as his/her free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 18 day of March, 2003.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/30/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Ollie James Peercy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of March, 2003.

Laura Shoun
Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.