THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 20935

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $128,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of JUNE, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/02/03 14:27 2pgs
Fees:13.00 Taxes:473.60

20030702-0091703

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Dwayne E. Dove and Ms. Christine C. Kane 2135 Acklen Avenue, #6 Nashville, TN 37212	Sentrust Mortgage Inc 2014 Acklen N Nashville, TN 37219	MAP 104-11 GROUP L PARCEL 6.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VIRGINIA W. EMERSON, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DWAYNE E. DOVE AND CHRISTINE C. KANE, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2135 Acklen Avenue, #6, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of JUNE, 2003.

Virginia W. Emerson by Starling Davis

VIRGINIA W. EMERSON, BY: STARLING DAVIS, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARLING DAVIS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said VIRGINIA W. EMERSON and is authorized by the said VIRGINIA W. EMERSON to execute this instrument on HER behalf.

Witness my hand, and Office, this 24th day of JUNE, 2003.

My commission expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of Lexington Square, a horizontal property regime established by Master Deed, of record in Book 6523, page 348, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Virginia W. Emerson by deed dated June 28, 1999 from Kurt Klaus and wife, Gina Klaus of record in Book 11555, page 54, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6523, page 348; and (3) All matters appearing on the Plan of record in Plat Book 57, page 149, said Register's Office.