PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 09/19/03 10:32 2pgs
Fees:13.00 Taxes:406.63
20030919-0138873

W & I Ref: (GJ) Title No: 45086

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James K. Dodd Paula B. Dodd 712 Forrest Ave. Gadsen, Alabama 36901	SAME

TAX MAP-PARCEL NUMBERS: 161-11-D-081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$109,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Melanie D. Allen, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James K. Dodd and spouse, Paula B. Dodd** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Villages of Brentwood Phase 7 of record in Book 6900, page 777, Register's Office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melanie D. Allen, unmarried by deed from Teresa R. Anderson, unmarried, of record in Book 10174, page 660, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 777, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7231, page 789, amended in Book 7472, page 108, Book 7679, page 109, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 405 English Ivy Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2003 .

Melanie D. Allen

Melanie D. Allen

State of TENNESSEE

County of WILLIAMSON

On this 18th day of September, 2003 , before me the undersigned authority, personally appeared **Melanie D. Allen** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $109,900.00

Paula B Dodd

Affiant

Sworn and subscribed before me this 18th day of September, 2003

My Commission Expires: _____

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 29, 2005

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004