This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

CAPITAL TITLE & ESCROW, LLC
2525 West End Avenue
Suite 940
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vernon Scott Dickerson, unmarried** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Robert Park Ellis, Jr., unmarried**(hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 30 day of September, 2003.

Vernon Scott Dickerson

Vernon Scott Dickerson

Jennifer L. Dickerson

Jennifer L. Dickerson

Davidson County DEEDWARR
Recvd: 11/10/03 09:11 3pgs
Fees:18.00 Taxes:573.50
20031110-0164107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Vernon Scott Dickerson and Jennifer L. Dickerson** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the the same to be her/his/their free act and deed.

Witness my hand and official seal this 30 day of September, 2003.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TN

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charlotte A. Bethel
Affiant

Sworn to and subscribed before me this 30th day of September, 2003.

Notary Public

My Commission Expires: Sept 2004

Map and Parcel: 104-01-192.00



ADDRESS OF NEW OWNER
Robert Park Ellis, Jr.
143 39th Avenue North
Nashville, TN 37209

PERSON RESPONSIBLE FOR TAXES
Union Planters, N.A.
Image Department
700 Interstate Park Dr. Ste. 714
Montgomery, AL 36109

Exhibit 'A'

5. The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled West Grove Subdivision, of record in Plat Book 421, page(s) 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to VERNON SCOTT DICKERSON, UNMARRIED, by deed of record as Instrument No. 20000616-0060390, said Register's Office.