[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Christopher J. Dumas and Angela B. Dumas	New Owners	Map43-9
212 Dupont Avenue		Parcel 220
Madison, TN 37115		11713 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **D. Wayne Vantrease and Brenda R. Vantrease** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Christopher J. Dumas and wife, Angela B. Dumas** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 2 and 3 of Block B on the Plan of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Said Lots 2 and 3 front together 100 feet on the southerly side of Dupont Avenue and run back between parallel lines of 165 feet to a dead line.

Being the same property conveyed to D. Wayne Vantrease and Brenda R. Vantrease by deed of record in Instrument Number 20010608-0060869, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 843, page(s) 82, said Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictive Covenants of record in Book 954, page 357, said Register's Office of Davidson County, Tennessee.
4. Sanitary sewer and/or storm drainage easement to Metropolitan Government of record in Book 4839, page 595, said Register's of Davidson County, Tennessee.

This is improved property commonly known as 212 Dupont Avenue, Madison, Tennessee 37115.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $133,500.00.

Affiant

Subscribed and sworn to before me this 6th day of November 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE 3/31/07

Davidson County DEEDWARR
Recvd: 11/12/03 11:08 2pgs
Fees:13.00 Taxes:493.95

20031112-0165510

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of November, 2003.

D. Wayne Vantrease

Brenda R. Vantrease

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared D. Wayne Vantrease and wife, Brenda R. Vantrease , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2003.

Notary Public

My Commission Expires: 3-31-07