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THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***170,000.00

Affiant

Subscribed and sworn to before me this 10th day of November, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/17/03 13:31 2pgs
Fees:13.00 Taxes:629.00
20031117-0167388

ADDRESS OF NEW OWNER

JASON J. DORST
1407 Hemlock Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

Franklin American
Mortgage Company
501 Corporate Centre Drive #400
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 62-13
PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($***170,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, DANNY KEITH ELLIS and SHELIA J. PUGH, both unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto JASON J. DORST, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 and the westerly 50.0 feet of Lot No. 20 on the Map of George I. Waddey's Subdivision called "River Bluff" as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 100.0 feet on the easterly side of Hemlock Avenue and together with part of Lot No. 20 runs back between parallel lines 250.0 feet to a dead line.

BEING the same property conveyed to Danny Keith Ellis and Shelia J. Pugh, both unmarried, as Joint Tenants with Right of Survivorship by deed from Margie G. Van Deren of record as Instrument No. 20020920-0114820 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1407 Hemlock Avenue, Nashville, Tennessee 37216.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the plan of George I. Waddey's Subdivision called "River Bluff" of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of November, 2003.

DANNY KEITH ELLIS

SHELIA J. PUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Keith Ellis and Shelia J. Pugh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2003.

Notary Public

My Commission Expires: 10/12/05

