WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th day of November, 2003

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

COMMISSION EXPIRES:
(SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Donlon (NAME)	Mortgage Company of America, LLC (NAME)	MAP 141-12-C
7701 River Bend Way (ADDRESS)	2416 - 21st Avenue South Ste 202 (ADDRESS)	PARCEL 8
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John G. Dodd and wife, Kay S. Dodd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Donlon and wife, Christine K. Donlon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of River Bend Subdivision, a Planned Unit Development, of record in Plat Book 6900, pages 504 and 505, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John G. Dodd and wife, Kay S. Dodd by deed from Kenneth Monroe of record in Book 9991, page 60, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6900, pages 504 and 505, said Register's Office; (c) Bylaws of record in Book 7347, page 643, said Register's Office; and (d) restrictive covenants of record in Book 7112, page 481, Book 7308, pages 805 and 808, Book 7336, page 15 and Book 7549, page 893, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/20/03 10:52 2pgs
Fees:13.00 Taxes:843.60

20031120-0169361

unimproved ( )
This is improved (X) property, known as 7701 River Bend Way, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18th day of November 2003

X John G. Dodd

X Kay S. Dodd

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 John G. Dodd and wife, Kay S. Dodd

the bargainor s, 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 at Nashville, Tennessee, this 18th day of November, 2003.

Commission expires _____

Notary Public

KATHY SNYDER NOTARY PUBLIC Exp. 5/28/06 DAVIDSON COUNTY, TN PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public