PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(KM) Title No: 45185
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/20/03 11:08 2pgs
Fees:13.00 Taxes:943.50
20031120-0169372

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John G. Dodd Kay S. Dodd 7701 Riverbend Way Nashville, Tennessee 37221	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 155-16-A-272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James C. Williams and spouse, Patricia Sticca Williams**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John G. Dodd and Kay S. 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. 287 on the Plan of Traceside, Section Ten Revision One of record in Book 9700, Page 827 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 James C. Williams and wife, Patricia Sticca Williams by deed from Centex Homes, a Nevada General Partnership of record in Document No. 200003310032459 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 9700, Page 827, said Register's Office, which Plan shows a minimum building setback line and easement(s) to which plan reference is hereby made for a more complete description thereof. TheDeclaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, Book 9435, page 493, Book 9677, page 675, Bylaws Book 9668, page 899, Document No. 20001114-0112667, 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: 5712 Traceside Drive, Nashville, Tennessee 37221

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 November, 2003.

James C. Williams

Patricia Sticca Williams

State of TENNESSEE
County of DAVIDSON

On this 18th day of November, 2003 , before me the undersigned authority, personally appeared James C. Williams and Patricia Sticca Williams , 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

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

My Commission Expires: KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public