Return to:

AMERICAN TITLE COMPANY, INC.
925 Industrial Drive
Old Hickory, TN 37138

03-3538

WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
NOV. 7, 2005

G-AB-03-0140

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Timmy E. Dawson & Pamela Dawson	same as new owner	
140 Islandia Drive	(NAME)	136-06-82
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESLIE E. BLACKWELL AND WIFE, ANNETTE K. BLACKWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMMY E. DAWSON*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* and his wife PAMELA DAWSON

Being all of Lot Number 315 Priest Lake Park, Section 5, as shown by plat and survey of record in Plat Book 4460, Page 174- 176, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leslie E. Blackwell and wife, Annette K. Blackwell by Warranty Deed executed on August 19, 1998 and filed for record on August 25, 1998 and filed for record in Book 11079, Page 634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4698, Page 969, and Plat Book 4460, Page 174-176, Reigster's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 140 Islandia Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of December, 2003.

Leslie E. Blackwell

Annette K. Blackwell

Davidson County DEEDWARR
Recvd: 12/19/03 09:30 2pgs
Fees:13.00 Taxes:606.80

20031219-0180968

STATE OF Tennessee
COUNTY OF Davidson

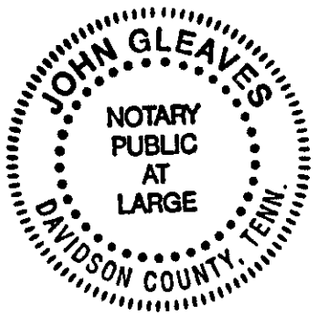
I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Leslie E. Blackwell and wife, Annette K. Blackwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of December, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903