This Instrument Prepared By:
Watauga Title Company, Inc.
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/12/04 09:30 3pgs
Fees:18.00 Taxes:129.50
20040112-0004314

ADDRESS NEW OWNER:
Terry Atwood
David Dodd

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **119-1**
GROUP
PARCEL **344 & 345**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mike Dobbs,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Terry Atwood and David Dodd**, 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:

See Exhibit A attached hereto.

Being the same property conveyed to Mike Dobbs by deeds from Rick Haley (40%) and Nashville Hydro-Test, Inc. (60%) of record in Book 11699, page 681 and Book 10005, page 791, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is unimproved property known as 341 Oriel Ave. and Austin Ave., Nashville, Tennessee 37210.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 6th day of January, 2004.

Mike Dobbs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mike Dobbs**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of January, 2004.

NOTARY PUBLIC

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of January, 2004.

NOTARY PUBLIC

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-04

Exhibit A

Parcel 344

LAND in Davidson County, Tennessee, being part of Lots Nos. 45 and 46, in the W.G. Thuss Addition to Nolensville Pike, as of record in Book 332, page 149, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of said Lot No. 46 which is the southeast corner of New and Oriel Streets (now Austin and Oriel Avenues); thence south with the east line of New Street (now Austin Avenue), 96 feet to the north line of the property conveyed by the Tennessee Property Company to G.W. Smith and wife, by deed dated February 12, 1925, and of record in Book 663, page 139, Register's Office for said County; thence in a northeasterly direction with said Smith's north line, 120 feet, more or less, to the east line of said Lot No. 45; thence north with said east line of said Lot No. 45, 32 feet to the south line of Oriel Street (now Oriel Avenue); thence west with said south line of Oriel Street (now Oriel Avenue), 100 feet to the point of beginning.

Parcel 345

LAND in Davidson County, State of Tennessee, being the southerly part of Lots 45 and 46 in the W.G. Thuss Addition to Nolensville Pike as recorded in Plat Book 332, Page 149, R.O.D.C. described as follows:

BEGINNING at the southeast corner of Lot No. 45 directly across from an alley, thence in a westerly direction with the north boundary of said alley 100 feet to the southwest corner of Lot No. 46; thence in a northerly direction with the west line of Lot 46, 54 feet, more or less, to the right of way line of the Nashville, Chattanooga & St. Louis Railway, as defined in Deed from the Tennessee property company to said Railway dated Dec.