FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

William P. Dobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2004

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William P. Dobbs	NEW OWNER	Map 145
4405 Park Ave.	4405 Park Ave.	Group 7
Nashville, TN 37209	Nashville, TN 37209	Parcel 64

FOR AND IN 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 Cornelis den Hertog and Joann Love den Hertog Trustees U/A/D November 7, 1994 hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto William P. Dobbs and Laurie A. Dobbs husband and wife 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:

Lot No. 25 on the plan of Inns of Granny White as of record in Book 6250, Page 460, as amended in Plat Book 6900, Page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Travelers Court being the most westerly corner of Lot No. 24 on the plan of Inns of Granny White, as of record aforesaid; thence, South 30 degrees 42' 1" East 271.67 feet to a point; thence South 43 degrees 30' 49" West 125.35 feet to a point; thence North 38 degrees 22' 59" West 323.65 feet to a concrete monument on the easterly margin of the intersection of Travelers Court and Harpeth Knobs Drive; thence, northwardly along a curve at the intersection of Harpeth Knobs Drive and Travelers Court having a length of 35.57 feet and a radius of 25.00 feet to a concrete monument; thence, North 73 degrees 57' 53" East 93.31 feet along the easterly margin of Travelers Court to a concrete monument; thence, northeastwardly along a curve forming the easterly margin of Travelers Court having a length of 44.79 feet and a radius of 175.00 feet to the point of beginning.

BEING the same property conveyed to Cornelis den Hertog and wife, Joann Love den Hertog, Trustees U/A/D November 7, 1994 by Quitclaim Deed from Cornell den Hertog and wife, Joann den Hertog of record in Book 9518, Page 726, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6566, Page 473; Book 8595, Page 423; and Book 6799, Page 383, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 460, as amended in Plat Book 6900, Page 125, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 945 Travelers Court, Nashville, TN 37220

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.

Davidson County DEEDWARR
Recvd: 03/03/04 14:12 2pgs
Fees:13.00 Taxes:277.50
20040303-0024299

Witness our hands this 1st day of March, 2004.

Cornelis den Hertog

Joann Love den Hertog

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cornelis den Hertog and Joann Love den Hertog with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustees U/A/D November 7, 1994 respectively and that he/she as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Cornelis den Hertog and Joann Love den Hertog as such Trustees.

Witness my hand and official seal at office at Nashville, TN on this the 1st day of March, 2004.

My Commission Expires: 1/29/05

Notary Public

