OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 03/17/04 16:04 3pgs
Fees:18.00 Taxes:102.12

20040317-0030613

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF March 2004

NOTARY PUBLIC

My Commission expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY

Weldon B. White, Jr. (NAME) 104 Woodmont Blvd. Suite 115 Nashville TN 37205 (ADDRESS)

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Allison-Betty Dawkins (NAME)	SAME (NAME)	71
815 Old Dickerson Pike (ADDRESS)	(ADDRESS)	347, 349, 351,
Goodlettsville (CITY) TN (STATE) 37072 (ZIP)	(CITY) (STATE) (ZIP)	352, 353

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Whitworth Real Estate, Inc.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Allison Dawkins and wife, Betty Dawkins

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

See Exhibit A

This conveyance is made subject to:

1. 2004 property taxes which have been prorated, the payment of which is assumed by Grantees.
2. Metro Codes letter of record as Instrument No. 20040114-0008971, said Register's Office.
3. Metro Codes letter of record as Instrument No. 20040114-0008972, said Register's Office.

This is unimproved ( ) improved (✓) property, known as 9, 11, 13, 17, 23 Ligon Ave. (House Number) (Street) Nashville (City) TN (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 12th day of March WHITWORTH REAL ESTATE, INC.

President

Exhibit "A" Legal Description

TRACT I:

Being Lot No. 8 in A. Stalcup's Addition, as of record in Book 57, page 115, of the Register's Office for said County.

Said Lot No. 8 fronts 40 feet on the south side of Ligon Avenue, and runs back between Parallel lines 80 feet more or less to a dead line.

TRACT II:

Being Lot No. 11 in A. Stalcup's Addition, a plan of which is of record in Book N. 57, page 115, Register's Office for said County. Said Lot No. 11 fronts 40 feet on the south side of Ligon Avenue and runs back between parallel lines 73 1/4 feet to the line of what is known as the Corporation quarry lot.

TRACT III:

Being Lot No. 13 in A. Stalcup's Subdivision, a plan of which is of record in Book 57, page 115, Register's Office for said County. Said Lot No. 13 fronts 40 feet on the south side of Ligon Avenue and runs back between parallel lines 73 1/4 feet to the line of the City Quarry land.

TRACT IV:

Being Lots Nos. 14 and 15, on the Plan of Stalcup's Subdivision, of record in Plat Book 57, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to the Estate of Patricia Ann Mooney by deed of record as Instrument No. 20020515-0059934, Register's Office for Davidson County, Tennessee. The will of Patricia Ann Mooney filed with the Davidson County Probate Clerk's Office in Docket No. 02P-46 devised the subject property to Michele K. Myers, an individual. Also being the same property described in the deed from Michele K. Myers, as Executrix of the Estate of Patricia Ann Mooney to Caesar Holding, LLC, a Tennessee limited liability company of record as Instrument No. 20030304-0027926, Register's Office for Davidson County, Tennessee.

Being further conveyed to Whitworth Real Estate, Inc. by deed of record in Instrument No. 200403170030612.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purpqses therein contained.

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

My Commission expires:

_____ _____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Kirk Whitworth, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Whitworth Real Estate, Inc., the within named bargainor, a corporation ~~(or partnership)~~, and that he, as such officer ~~(or partner)~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer ~~(or partner)~~.

Witness my hand and official seal at office this 12th day of March, 2004.

My Commission expires: 9/22/07

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public