Davidson County DEEDWARR
Recvd: 04/07/04 14:20 2pgs
Fees:13.00 Taxes:529.00

20040407-0039734

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 202
NASHVILLE, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:_____

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill M. Dobson **745 Windsor Trace** **Goodlettsville,TN 37072**	**SAME**	**26-6-119**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rodney Kent Adair and Debra Evans Adair

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jill M. Dobson, an unmarried person

HEREINAFTER CALLED THE GRANTEES, ***Her*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rodney Kent Adair and Debra Evans Adair, husband and wife, by Warranty Deed from Denny J. Carter and Claudette I. Carter, husband and wife, dated November 30, 2000, of record as Instrument no. 20001207-0120568 recorded on December 7, 2000, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **745 Windsor Trace, Goodlettsville, TN 37072**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 31st day of March, 2004

Rodney Kent Adair

Debra Evans Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Kent Adair and Debra Evans Adair, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2004.

Commission Expires:

Notary Public:

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE

II. AGREEMENT PROVISIONS:

A. Borrower Covenant. Borrower Affiant agrees that (if an X is placed in the appropriate space adjacent to Representation No. 7A of Section I above): (1) it shall be an additional covenant of the Security Instrument that Borrower Affiant occupy the property as provided in such Representation No. 7A; and (2) failure to so occupy the property shall constitute a breach of covenant under the Security Instrument that shall entitle the Lender, its successors and assigns, to exercise the remedies for breach of covenant provided in the Security Instrument.

B. Inducement Agreement. Borrower Affiant and Seller Affiant agree and acknowledge that the foregoing Borrower Covenant (if applicable), the Representations made in Section I above, and the Statements under Oath made in Section III below are made for the purpose of inducing the Lender and it assigns to make or purchase the Loan.

III. STATEMENTS UNDER OATH

A. By Borrower Affiant: Borrower Affiant hereby deposes and says upon oath that those Representations referred to and set forth in Section I above as Representations Nos. 1,3,4,5,6, and (if Applicable) Representation No. 7A are true and correct.

B. By Seller Affiant: Seller Affiant hereby deposes and says upon oath that those Representations referred to and set forth in Section I above as Representations Nos. 2 and 6 are true and correct, and that Representations Nos. 1,3,4,5, and (if applicable) Representation No. 7A, as referred to and set forth in such Section, are true and correct to the best of Seller Affiant's knowledge, information, and belief.

JILL M. DOBSON -Borrower	RODNEY KENT ADAIR -Seller
-Borrower	DEBRA EVANS ADAIR -Seller
-Borrower	-Seller
-Borrower	-Seller

Sworn to and subscribed before me this 31st day of March, 2004.

(SEAL)

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 09-28-04 RUTHERFORD COUNTY, TENNESSEE

Notary Public in and for Tennessee

My commission expires: _____

CERTIFICATE AND ACKNOWLEDGEMENT BY LENDER

The Lender hereby represents to, and certifies for the reliance of, any party to which the Loan hereafter is sold or assigned, that all of the applicable representations and statements contained in Sections I and III above are true and correct to the best of the Lender's knowledge, information, and belief. In addition, the Lender hereby acknowledges and accepts the Borrower Covenant (if applicable) and the Inducement Agreement, set forth, respectively, in Paragraphs A and B of Section II above.

CROWN MORTGAGE SERVICES
Name of Lender

Signature

Date: **March 31, 2004**

OWNER
Title

(This form should be executed by the borrower(s), property seller(s) and lender on the date the Loan is closed.)

ADVISORY NOTICE

If any statement in the foregoing Affidavit and Agreement is made under oath by Borrower Affiant or Seller Affiant with knowledge that such statement is false, the person making such false statement may be subject to civil and criminal penalties under applicable law.

In addition, any breach of the covenant by Borrower Affiant relating to occupancy of the Property (as set forth in Paragraph A of Section II above) will entitle the holder of the Note to exercise its remedies for breach of covenant under the Security Instrument. Such remedies include, without limitation, requiring immediate payment in full of the remaining indebtedness under the Loan together with all other sums secured by the Security Instrument, and exercise of power of sale or other applicable foreclosure remedies, to the extent and in the manner authorized by the Security Instrument.