WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/08
JAN. 26, 2008 (AFFIX SEAL)

CARA MONROE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

G-CD-04-4405

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
Dawn Eagle	CitiMortgage, Inc.	
4405 Park Avenue (ADDRESS)	1000 Technology Drive (NAME) (ADDRESS)	91-16-38
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	O' Fallon, MO 63304 (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 WILLIAM DOBBS AND WIFE, LAURIE DOBBS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAWN EAGLE, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 306, of Block 13, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurie A. Howland by Quitclaim deed executed March 22, 2002 and filed for record on April 2, 2002 in Instrument Number 20020402003997O, Register's Office for Davidson County, Tennessee. The said Laurie A. Howland is now married and known as Laurie Dobbs. William Dobbs joins in this conveyance for the purpose of conveying any and all marital interest.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4405 Park Avenue, Nashville, Tennessee 37209
(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 22nd day of July, 2004.

William Dobbs

Laurie Dobbs

Davidson County DEEDWARR
Recvd: 08/02/04 15:45 2pgs
Fees:13.00 Taxes:1180.30
20040802-0092349

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Dobbs and Laurie Dobbs, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2004.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903