RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/05 15:36 2 pgs
Fees:13.00 Taxes:245.68

20050413-0041364

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,400.78.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of March, 2005.

NOTARY PUBLIC

My commission expires: 11/22/08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor and Donna K. Dobbs 1413 Saunders Ave. Madison, TN 37115	US Equity Mortgage, LLC 9400 Williamsburg Plaza, Ste. 210 Louisville, KY 40222	**051-11-0-042**

FOR AND IN CONSIDERATION of the sum of **Sixty Six Thousand Four Hundred Dollars and Seventy Eight Cents ($66,400.78)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Jimmy M. Irvin and wife, Reba Irvin,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Victor Dobbs and Donna K. Dobbs, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Beginning at a point in the easterly margin Roberta Avenue (now Saunders Avenue) at its intersection with the northerly boundary line (erroneously shown as southerly in deed) of the tract of land conveyed to Ray E. Garrett and wife, by deed from Annie O. Orr, et al, of record in Book 1554. Page 81, Register's Office for said county; thence along said northerly boundary line, South 88 deg. 09' East, 175 feet to a point; thence North 2 deg. 00' East, 60 feet to a point; thence North 88 deg. 09' West, 175 feet to the easterly margin of Roberta Avenue; thence with same, Southerly 60 feet to the point of beginning.

Being the same property conveyed to JIMMY M. IRVIN and wife, REBA IRVIN, From WILSON ENTERPRISES, by Deed dated -05/31/95, of record in Book 9688, Page 867, in the Office of the Clerk of DAVIDSON County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 15th day of March, 2005.

Jimmy M. Irvin

Reba Irvin

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Jimmy M. Irvin & Reba Irvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of March, 2005.

Notary Public

My commission expires: 1/28/06

NOTARY PUBLIC AT LARGE

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