This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael S. Dodd
105 Autumn Oaks Court
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/18/05 13:45 2 pgs
Fees:13.00 Taxes:775.15
20050518-0056172

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Option One
P.O. Box 57096
Irvine, CA 92619

MAP **181-10**
GROUP **A**
PARCEL **13.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael B. Robinette and wife, Amanda L. Robinette** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael S. Dodd, unmarried**, hereinafter called the "GRANTEE", his 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. 13 on the Plan of Section One, Autumn Oaks Subdivision, of record in Plat Book 9700, page 913-914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael B. Robinette and wife, Amanda L. Robinette by deed from Continental Development and Construction, Inc. of record in Instrument no. 2000033-00032110, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 105 Autumn Oaks Court, Brentwood, Tennessee 37027.

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", his heirs and assigns , forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 12th day of May, 2005.

Michael B. Robinette, by Linda Seaton, as attorney-in-fact

Amanda L. Robinette, by Linda Seaton, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Linda Seaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for **Michael B. Robinette and Amanda L. Robinette**, the bargainors, and that as said attorney in fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Michael B. Robinette and Amanda L. Robinette** as their free act and deed..

WITNESS my hand and official seal this 12th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $209,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

11-6-06

NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006