WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,500.00 Affiant Subscribed and sworn to before me, this 16th DAY OF May, 2005. Notary Public MY COMMISSION EXPIRES 5/24/2008 (AFFIX SEAL)
G-CD-05-2508	

SANDY BEAVER NOTARY PUBLIC LARGE DAVIDSON COUNTY TN

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
Chris Dowdy	NEW OWNER	
2508 Westwood Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-15-320.00

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 VIRGINIA C. PEPPIATT UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS DOWDY, 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 the Westerly One-half of Lot 61, BELAIR, as shown on plat of record in Plat Book 332, Page 6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virginia C. Peppiatt, unmarried by Warranty Deed from John A. Clough, and wife, Lisa A. Clough, recorded on the 16th day of August, 2000 in Instrument No. 200008160081314, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2004 Property Taxes which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record not mentioned herein.

unimproved ( )
This is improved (X) property, known as 2508 Westwood Avenue, Nashville, Tennessee 37212
(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 16th day of May, 2005.

Virginia C. Peppiatt by MLDL Atty in Fact.
Virginia C. Peppiatt by Mark Deutschmann as Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/19/05 14:07 2 pgs
Fees:13.00 Taxes:1307.95

20050519-0056733

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Virginia C. Peppiatt and acknowledged that he executed the same as the free act and deed of the said Virginia C. Peppiatt.

Witness my hand and official seal at

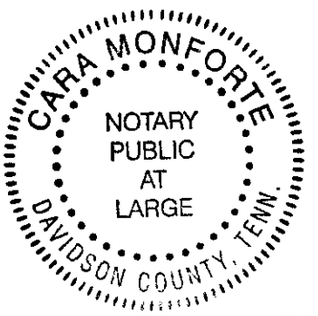
_____

on this the 16th day of May, 2005.

_____

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903