THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/12/05 14:28 2 pgs
Fees:13.00 Taxes:361.49
20050812-0095857

Address New Owners:
Scotty Dodd
380 Harding Road
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
107-14-0-025.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $97,700.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2005

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sandra Culbertson, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Scotty Dodd**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, Being Lot No. 370 on the Plan of Addition Number 5 to Miro Meadows, being a Resubdivision of Lots 370, 371, and 372 --4th Addition Miro Meadows of record in Book No. 2330, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 370 fronts 75 feet on the westerly side of Kirby Drive and runs back 220.9 feet on the northerly line and 192.4 feet on the southerly line to a dead line in the rear, measuring 80.2 feet thereon.

Being the same property conveyed to Sandra Culbertson by Executor's Quitclaim Deed dated June 18, 2003 in accordance with the provisons of the Will of Mabel K. Bautz and filed for record in Instrument No. 20030618-0084278 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 2330, page 66 Register's Office for Davidson County. Sanitary Sewer and Storm Drainage Easement of record in Book4305, page 877, Register's Office for Davidson County, TN.

THIS IS **IMPROVED** PROPERTY KNOWN AS 909 Kirby Avenue, Nashville, TN 37217

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the

title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 20th day of July, 2005

Sandra Culbertson

Sandra Culbertson

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Sandra Culbertson, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 20th day of July, 2005.

Karen Russell

Notary Public

My Commission Expires: 5/26/09

(SEAL)

