This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

COUNTERPART WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of August, 2005, by and between PEGGY SIBONY (F.K.A. PEGGY JEAN THOMPSON, party of the first part, and S. BRAD DOZIER, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 424 on the Map of Crieve Hall Estates, Section Six, as of record in Plan Book 2331, Page 1, Register's Office for said County.

Said Lot No. 424 fronts 103 feet on the north side of Fieldcrest Drive and extends back between lines 150 feet on the east line and 192.7 feet on the west line to a dead line in the rear, measuring 95.4 feet thereon.

Being the same property conveyed to ROY HODGKINS and wife, IRENE HODGKINS by deed of record in Book 2738, Page 479, in the Register's Office of Davidson County, Tennessee. IRENE HODGKINS died on or about October 1, 1998, leaving ROY HODGKINS as the surviving tenant by the entirety. ROY HODGKINS died on or about March 5, 2005 and left a will, filed in the Probate Court of Davidson County, Tennessee under Docket No. 05P-618, conveying all real property to PEGGY JEAN THOMPSON, CATHY SUSAN POLITZER, JAMES MARK HODGKINS and JULIE FRAN KIRKLAND.

The party of the first part warrants that this property is not her primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Peggy Sibony
PEGGY SIBONY

Davidson County DEEDWARR
Recvd: 09/14/05 13:26 2 pgs
Fees:12.00 Taxes:0.00



20050914-0110638

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

STATE OF New York.
COUNTY OF Nassau.

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared PEGGY SIBONY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of August, 2005.

NOTARY PUBLIC

MARIA S. TAPIA
Notary Public - State of New York
No. 01TA5062528
Qualified in Nass County
My Commission Expires July 1, 2006

My Commission Expires: _____

Property Owner & Address : S. BRAD DOZIER
341 Fieldcrest Drive
Nashville, TN 37211

Tax Parcel No.: 146-08-0 149.00

Property Address: 328 Fieldcrest Drive
Nashville, TN 37211

MAIL TAX BILLS TO: 341 Fieldcrest Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Transfer tax was paid on the Counterpart Warranty Deed recorded under Instrument No. 2005 0914 - 011037

Lauren Griffin
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN.