

WARRANTY DEED

G-CBB-05-2511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Ronald E. Dodson	Suntrust Mortgage, Inc., a	
2511 Mashburn Road (ADDRESS)	901 Semmes Avenue (NAME)	119-7-68
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (ADDRESS) (CITY) (STATE) (ZIP)	

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 HELEN SMILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD E. DODSON AND WIFE, KRISTIE J. DODSON, 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 LOT NO. 84 ON THE MAP OF LAUREL ACRES, SECTION II, AS OF RECORD IN BOOK 2133, PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MASHBURN ROAD, THE COMMON FRONT CORNER OF LOTS NOS. 84 AND 85 ON SAID PLAN; THENCE IN A NORTHERLY DIRECTION WITH THE LINE BETWEEN SAID LOTS 198.5 FEET TO A POINT, THE COMMON REAR CORNER OF SAID TWO LOTS; THENCE IN A NORTHEASTERLY DIRECTION 195.7 FEET TO A POINT IN THE EASTERLY MARGIN OF GLENROSE AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTHWESTERLY 144 FEET TO A POINT WHICH IS THE BEGINNING OF A CURVE WITH A RADIUS OF 20 FEET; THENCE AROUND SAID CURVE 31.07 FEET TO A POINT IN NORTHERLY MARGIN OF MASHBURN ROAD; THENCE CONTINUING WITH THE MARGIN OF SAID MASHBURN ROAD IN A WESTERLY DIRECTION 326.45 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CONNIE D. SMILEY AND WIFE, HELEN SMILEY BY WARRANTY DEED FROM SOUTHERN DEVELOPMENT COMPANY, RECORDED ON THE 1ST DAY OF APRIL, 1955 IN DEED BOOK 2393, PAGE 373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Connie D. Smiley having since died leaving Helen Smiley as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2511 Mashburn Road, Nashville, Tennessee 37210
(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 27th day of September, 2005.

Helen Smiley

Davidson County DEEDWARR
Recvd: 09/28/05 10:14 2 pgs
Fees:13.00 Taxes:455.10

20050928-0116284

STATE OF Tennessee
COUNTY OF Davidson

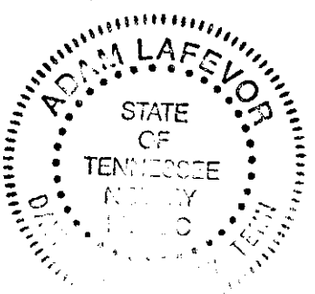
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Smiley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2005.

Notary Public

My Commission Expires: 11-22-08

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903