THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Thomas L. Dodson & Mary E. Dodson
628 River Rouge Road
Nashville, TN 37209

Send Tax Bills To
Same

Map-Parcel No.
90-11-27
08DA-33255

Warranty Deed (Establishing Life Estate in Grantee)

For and in consideration of the sum of $14,000.00, the receipt of which is hereby acknowledged, Thomas L. Dodson and wife Mary E. Dodson, Grantor, hereby transfer and convey to Mary Elizabeth Burke, Grantee, a widow, for and during the natural life of the Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 617 on the Plan of Charlotte Park, Section Nine, of record in Book 2900, Page 77, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas L. Dodson and wife Mary E. Dodson by deed from Terry D. Myers and wife Linda D. Myers, of record in Instrument Number 20000830008568l Register's Office for Davidson County, Tennessee.

This is improved property, known as 628 River Rouge Road, Nashville, TN 37209.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors, and assigns, during the remainder of the natural life of the Grantee.

The Grantors retain the remainder interest in the aforedescribed property, as the purpose of this conveyance is merely to grant to Grantee a life estate in the property of a value of what the Grantee paid for it.

GRANTORS do hereby covenant with the Grantee that they are lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for real property taxes for the current year.

Grantors do further covenant and bind Grantors, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on December 21, 2005.

Thomas L. Dodson, Grantor

Mary E. Dodson, Grantor

State of Tennessee
County of Sumner

Davidson County DEEDWARR
Recvd: 12/21/05 12:47 2 pgs
Fees:13.00 Taxes:51.80
20051221-0152947

Personally appeared before me, Thomas L. Dodson and Mary E. Dodson, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on December 21, 2005.

Carol Moseley
Notary Public
My commission expires: 09/16/2006

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $14,000.00. Subscribed and sworn to before me on December 21, 2005.

Mary Elizabeth Burke by Mary E. Dodson AIF
Mary Elizabeth Burke by Mary E. Dodson, Attorney in Fact,
Affiant

Carol Moseley
Notary Public
My commission expires: 09/16/2006

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY