THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02983

Davidson County DEEDWARR
Recvd: 04/17/06 11:33 2 pgs
Fees:13.00 Taxes:1257.63

20060417-0043219

New Owner +

~~Property Address~~:
1420 Franklin Avenue, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David S. Derck**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Lesly Dossett, and Sarah Greene** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the westerly 50.0 feet of the easterly 138.0 feet of the northerly 240.0 feet of Block No. 2 on the corrected Plan of the subdivision of Blocks 1, 2 and 3 of the T.P. Weakley Home Place, as of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee.

Said part of Block No. 2 fronts 50.0 feet on the southerly side of Franklin or Seymour Avenue and runs back between parallel lines 240.0 feet to the northerly margin of a proposed alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Jason Chaffin, Trustee, dated February 17, 2004, and recorded February 20, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200402200019687.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

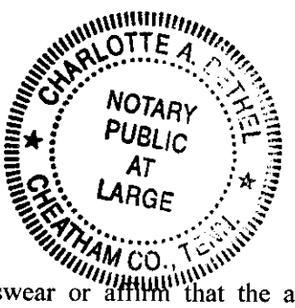
WITNESS Grantor's hand this 29th day of March, 2006.

_____{Seal}

Davic

State of TENNESSEE
County of DAVIDSON

On this the 29th day of March, 2006, before me, the undersigned officer, personally appeared David S. Derck, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



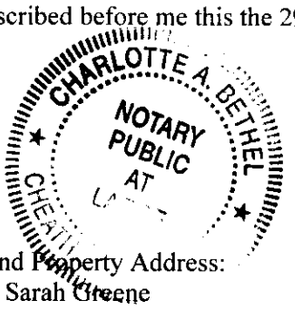
Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $339,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 29th of March, 2006.



Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Lesly Dossett and Sarah Greene

Person Or Entity Responsible For Payment Of Taxes:
Suntrust Mortgage, Inc.
P. O Box 57028
Irvine, CA 92619-7028Lesly Dossett and Sarah Greene

Tax Parcel ID#: 083-05-0-362.00