03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me this 30th day of March, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/24/06 09:43 2 pgs
Fees:13.00 Taxes:1106.30
20060424-0046359

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Steven B. Dozier 314 Fieldcrest Dr. Nashville, TN 37211	New Owner	104-16-0-349

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victory Investment Properties, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Steven B. Dozier and wife, Jennifer Dozier**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 33, on the Plan of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 33 fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Victory Investment Properties, LLC by deed from Peggy Douglas, individually, and as an Heir at Law of Thurston Rice, deceased and Jennie Waddy, dated 2-28-06, of record in Instrument No. 20060307-0026168, Register's Office for Davidson County Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1515 Ashwood Avenue, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of March, 2006.

Victory Investment Properties, LLC
By: Susan Minzak, COO
Susan Minzak
its Chief Operating Officer

Victory Investment Properties, LLC
By: Deborah Mann T.O.
Deborah Mann
its Tax Officer

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Minzak and Deborah Mann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Chief Operating Officer and Tax Officer of Victory Investment Properties, LLC, the within named bargainor, and that they are authorized by Victory Investment Properties, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 30th day of March, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN