Davidson County DEEDWARR
Recvd: 08/04/06 12:03 3 pgs
Fees:18.00 Taxes:2127.50
20060804-0095704

This instrument prepared by Robert M. Casella,
Attorney at Law, Elite Closing Services, LLC
28 Public Square, Columbia, Tennessee.

GENERAL WARRANTY DEED

This indenture is made and entered into this the 5th day of July, 2006 between **Stephen Bradley Dozier and spouse, Jennifer Dozier** (hereinafter referred to as "GRANTOR") and **John F. Cawthon** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

BEING LOT NO. 1 AND THE SOUTHERLY 20 FOOT FRONT AND 29 FOOT REAR OF LOT NO. 2, BLOCK "D", ON THE PLAN OF CHEROKEE PARK, SECTION I, AS OF RECORD IN BOOK 547, PAGES 169 AND 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 AND THE SOUTHERLY PART OF NO. 2 FRONT TOGETHER 95 FEET ON THE EASTERLY SIDE OF MOCKINGBIRD ROAD AND EXTENDS BACK 167 FEET ON THE NORTHERLY LINE AND 162.89 FEET ON THE SOUTHERLY LINE WITH THE NORTHERLY MARGIN OF VALLEY ROAD TO A DEAD LINE MEASURING 101.14 FEET THEREON, THE SOUTHWEST CORNER OF SAID LOT NO. 1, BEING IN THE FORM OF A CIRCLE WITH A RADIUS OF 20 FEET.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN BRADLEY DOZIER AND SPOUSE, JENNIFER DOZIER BY WARRANTY DEED FROM BRETT CARLIN HARRIS, MARRIED, RECORDED ON THE 4TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060504-0052101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION NO. 103-12-165.

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for current years property taxes, which have been prorated and paid; and any easements and/or restrictions, if any, of record in the Register's Office of Davidson County, Tennessee.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Stephen Bradley Dozier

Jennifer Dozier

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared, **Stephen Bradley Dozier and wife, Jennifer Dozier** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 5th day of July, 2006.

SEAL

NOTARY PUBLIC

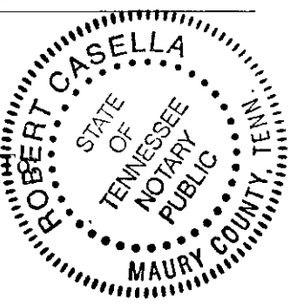
COMMISSION EXPIRES: 8-22-10

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer of the value of the property being transferred, which ever is greater, is $225,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 5th DAY OF JULY, 2006.

NOTARY PUBLIC



COMMISSION EXPIRES: 5-27-06

Owner:

Mr. John F. Cawthon
4010 Valley Drive
Nashville, TN 37205

Send Tax Bills

SAME