THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03542

Davidson County DEEDWARR
Recvd: 01/03/07 09:34 2 pgs
Fees:13.00 Taxes:555.00
20070103-0000899

Property Address:
2504 White Ave., Nashville, TN 37204 ---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, **Joseph B. Saunders and wife, Carol Phelan Saunders**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **David M. Dodd and Edward Michael Dodd, as tenants in common,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 98 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 50 feet on the easterly side of Sixth Avenue South, extended, and runs back between parallel lines 165 feet to an alley.

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

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Vollie Vax Donoho et ux, Blanche Marie Donoho, dated July 3, 1952, and recorded July 9, 1952, in the Register's Office for Davidson County, Tennessee, in Book 2087, at Page 395.

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

GRANTORs do for Grantors and Grantors' 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 [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 29th day of December, 2006.

Joseph B. Saunders {Seal}
Joseph B. Saunders

Carol Phelan Saunders {Seal}
Carol Phelan Saunders

State of TENNESSEE
County of DAVIDSON

On this the 29th day of December, 2006, before me, the undersigned officer, personally appeared Joseph B. Saunders and Carol Phelan Saunders, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater, is $150,000.00 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 December, 2006.

Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
David M. Dodd and Edward Michael Dodd
2506 White Ave.
Nashville, TN 37204

Person Or Entity Responsible For Payment Of Taxes:
David M. Dodd and Edward Michael Dodd
2506 White Ave
Nashville, TN 37204

Tax Parcel ID#: 118-02-0-240.00