This Instrument Prepared By:
G. Philip Anderson, Attorney
5409 Maryland Way, Suite 105
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael Dobbs
Nancy Dobbs
Seth Dobbs
2133 Hillsboro Valley Rd.
Brentwood, TN 37027

MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP **104-16**
GROUP
PARCEL **234**

Davidson County DEEDWARR
Recvd: 02/27/07 08:33 2 pgs
Fees:13.00 Taxes:947.20
20070227-0023952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sara Katherine Archer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael Dobbs, Nancy Dobbs and Seth Dobbs, as tenants in common with each owning a one-third undivided interest,** hereinafter called the GRANTEES, their heirs 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 easterly 50 feet of Lot No. 220 on the Plan of Belmont Land Co.'s Plan, Belmont Heights, of record in Book 421, page 34, Register's Office, Davidson County, Tennessee.

Said portion of Lot No. 220 fronts 50 feet on the southerly margin of Beechwood Avenue and extends back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

Together with the rights and privileges conveyed to the owners of the easterly 50 feet of Lot No. 220 by the owners of the westerly 50 feet of the easterly 100 feet of Lot No. 220 for driveway easement by Joint Driveway Agreement of record in Book 6219, page 93, said Register's Office.

Being the same property conveyed to Sara Katherine Archer, unmarried, by deed from Edward D. Raetzloff and wife Shan K. Raetzloff of record in Book 8544, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1913 Beechwood Ave., Nashville, Tennessee 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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **22nd** day of **February, 2007.**

Sara Katherine Archer

Sara Katherine Archer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sara Katherine Archer, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of February, 2007.

G. Philip Anderson NOTARY PUBLIC DAVIDSON TENNESSEE

NOTARY PUBLIC

My Commission Expires: 7.19.08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $256,000.00.

Sara Katherine Archer

AFFIANT

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Subscribed and sworn to before me on this 22nd day of February, 2007.

G. Philip Anderson

NOTARY PUBLIC

My Commission Expires: 7.19.08