WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamara N. Dodd (NAME)	Decision One Mortgage Company, (NAME)	MAP: 72-10
2835 Bronte Avenue (ADDRESS)	3023 HSBC Way (ADDRESS)	PARCEL: 123.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Fort Mill, SC 29715 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leon Pointer, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamara N. Dodd

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 inthe 11th Civil District and described as follows:

BEGINNING at a point in the westerly margin of Bronte Avenue, 247 feet south of the south margin of Litton Avenue; thence westerly at right angles 117 feet more or less to a point; thence southerly 50 feet to the northwest corner of the property conveyed to G.C. Duncan, by deed of record in Book 1025, page 109, Register's Office for said County; thence along Duncan's northerly line easterly 117 feet to the westerly margin of Bronte Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Elizabeth L. Pointer, unmarried, by deed from O.A. McDaniel and wife, Margaret McDaniel of record in Book 3983, page 706, Register's Office for Davidson County, Tennessee. The said Elizabeth L. Pointer having since died leaving the property to Vivian Stinson and Leon Pointer, Sr. by Will of record in Will Book Volume 1735/18926, Probate Clerk's Office. Vivian Stinson having since died intestate leaving John Stinson (husband) and Diane Stinson (daughter) has her only heirs at law. Leon Pointer, Sr. having since died intestate leaving Linda Fletcher (daughter), Pender Pointer (daughter) and Leon Pointer, III (grandson, only child of Leon Pointer, Jr. who predeceased Leon Pointer, Sr.) as his only heirs at law as stated by the Affidavit of Heirship recorded simultaneously herewith and further conveyed to Leon Pointer, III by Quitclaim Deeds from John Stinson, Linda Fletcher, Diane Stinson and Pender Pointer, being recorded simultaneously herewith.*

* 20070413-0044818, 20070413-0044819, 20070413-0044820, & 20070413-0044821

unimproved ( )
This is improved (X) property, known as 2835 Bronte Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12th day of April 2007

Leon Pointer, III

Davidson County DEEDWARR
Recvd: 04/13/07 15:10 2 pgs
Fees:13.00 Taxes:323.75

20070413-0044822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Pointer, III

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2007.

Commission expires 1-20-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD