PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/11/08 14:19 2 pgs
Fees:13.00 Taxes:7030.00
20080111-0003655

W & I Ref:(dm)Title No: 49046
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James R. Dickson Dara Russell Dickson 414 W. Brookfield Ave. Nashville, Tennessee 37205	James R. Dickson and Dara Russell Dickson Same

TAX MAP-PARCEL NUMBERS: 13009014400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,900,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda Ann Rodriguez, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Dickson and spouse, Dara Russell Dickson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 Block "1" on the plan of The Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 18 fronts 174 feet on the northeasterly margin of Brookfield Drive and extends back 400 feet on the southeasterly line and 412 feet, 6 inches on the northwesterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to R. Michael Rodriguez and wife, Melinda A. Rodiguez by deed from Michael J. Kane and wife, Susan J. Kane of record in Book 8163, page 771 dated and executed on June 5, 1990 and recorded on July 31, 1990 in the Register's Office for Davidson County, Tennessee. The said R. Michael Rodriguez has since died.

James F. Brower, Jr., spouse of Melinda A. Rodriguez, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 180aid Register's Office.

This is improved property, known as: 414 W Brookfield Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of December, 2007.

Melinda Ann Rodriguez

Melinda Ann Rodriguez

Jan F Brower

James F. Brower, Jr.

State of TENNESSEE

County of DAVIDSON

On this 31st day of December, 2007 , before me the undersigned authority, personally appeared Melinda Ann Rodriguez and James F. Brower, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,900,000.00

Affiant

Sworn and subscribed before me this the 31st day of December, 2007

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011