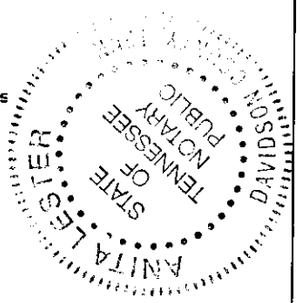
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 12:05 2 pgs
Fees:13.00 Taxes:777.00
20080502-0045144



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~210,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/9/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin M. Kessinger	NEW OWNER	Map 084
3201 Knobview Drive		Group 120
Nashville, TN 37214		Parcel 141.00

FOR AND IN 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

James Steven Dozier and Margaret Elise Cox, Heirs of The Estate of Margaret Thompson Dozier

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kevin M. Kessinger and wife, Jean M. Kessinger and Lauren M. Kessinger, unmarried
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 Lot No. 83 on the Plan of Lincoya Hills, Knob Section, as of record in Book 2331, Page 6, Register's Office, Davidson County, Tennessee.

Said Lot No. 83 commences at a common corner of 82 and 83 on the southerly margin of Lumar Lane; thence easterly 154.65 feet along the southerly margin of Lumar Lane; thence 31.42 feet in an arc to a point on the easterly margin of Knobview Drive; thence along the easterly margin of Knobview Drive, 206.04 feet to a point; thence westerly a distance of 183.7 feet to a point; thence northerly a distance of 131.7 feet to the point of beginning.

Being the same property conveyed to Culver B. Dozier and wife, Margaret T. Dozier by deed from Beulah H. Newton of record in Book 2875, Page 245, said Register's Office. The said Culver B. Dozier having predeceased Margaret T. Dozier. The said Margaret T. Dozier now being deceased. The Grantors herein execute this instrument as Sole Heirs of the Estate of Margaret Thompson Dozier. See also Probate File #06P-1302.

This conveyance is subject to Restrictions of record in Book 2333, Page 87, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 6, said Register's Office.

The signature of Margaret Elise Cox is signed by her duly appointed Attorney-in-Fact, James Steven Dozier, pursuant to the Power of Attorney of record in Instrument 20080502-0045143, said Register's Office.

Margaret T. Dozier and Margaret Thompson Dozier being one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3201 Knobview Drive, Nashville, TN 37214

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 our hands this 23rd day of April, 2008.

The Estate of Margaret Thompson Dozier

BY: _____
James Steven Dozier, Heir

BY: Margaret Cox By _____
Margaret Elise Cox, Heir
By: James Steven Dozier, as
Attorney-in-Fact

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 James Steven Dozier, Heir of The Estate of Margaret Thompson Dozier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of The Estate of Margaret Thompson Dozier and as such Heir, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2008.

My Commission Expires: 1/24/09 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James Steven Dozier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Attorney-in-Fact for Margaret Elise Cox, Heir of the Estate of Margaret Thompson Dozier, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Margaret Elise Cox, and who as such Heir, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2008.

My Commission Expires: 1/24/09 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.