WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/08 15:13 3 pgs
Fees:18.00 Taxes:4717.50
20080627-0066757

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,275000.00.

Elizabeth G. Dodd
Affiant

Subscribed and sworn to me on June 26, 2008.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John E. and Elizabeth G. Dodd 304 Hillwood Blvd. Nashville, TN 37205	Wells Fargo Home Mortgage P.O. Box 660455 Dallas, Texas 75266-0455	103-14-0-002.00

FOR AND IN CONSIDERATION 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, **W.SCOTT NICKELS and WIFE, KELLY J. NICKELS**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOHN E. DODD and ELIZABETH G. DODD, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hillwood Estates, Section One, of record in Book 1835, Page 117, amendment to Plat of record in Instrument No. 20021122-0145629, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property that was conveyed from W. Scott Nickels and Kelly J. Nickels to Michael D. Sontag, Trustee for the purpose of creating a tenancy in common and further conveyed back to W. Scott Nickels and wife, Kelly J. Nickels, as equal tenants in common, by Quitclaim Deed dated November 2, 2007 of record in Instrument No. 20071115-0134251, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Matters appearing on the Plan of Hillwood Estates, Section One, of record in Book 1835, Page 117, Register's Office for Davidson County, Tennessee.; and
4. Instrument To Amend the Final Subdivision Plat of record in Instrument No. 20021122-0145629, Register's Office for Davidson County, Tennessee; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 304 Hillwood Blvd., Nashville, TN 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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on June 26, 2008.

W Scott Nickels By Barry Branan White II his Attorney in Fact

W. Scott Nickels by Barry Branan White, II, as attorney-in-fact

Kelly J. Nickels

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 26, 2008, before me personally appeared Kelly J. Nickels, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 26, 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June, 26, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barry Branan White, II, with whom I am personally acquainted, (or who proved to me his/ her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/ she executed the within instrument on behalf of W. Scott Nickels for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for W. Scott Nickels and is authorized by W. Scott Nickels to execute this instrument on his/ her behalf

Witness my hand and official seal on June 26, 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY