This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 08/26/08 10:44 3 pgs
Fees:18.00 Taxes:516.15
20080826-0087583

ADDRESS NEW OWNER:
Rodderick Dobson and Christine Payne
604 Brentmeadow Circle
Nashville, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranty Trust Company
P.O. Box 1218
Murfreesboro, Tennessee 37133-1218

MAP **53-09-0**
GROUP
PARCEL **105.00**

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 of which is hereby acknowledged, **Suzanne Winchester Payne, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Rodderick Dobson and Christine Payne, both single persons**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43-B on the Plan of Kimbolton Subdivision, Phase 1, of record in Plat Book 6900, page 276, 277, 278 amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, and Zone Lot Division of record in Book 6900, page 917, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Winchester Payne, unmarried by deed from Karen C. Mitchell Carter and husband, Michael A. Lamptrecht dated November 10, 1998, of record in Book 11204, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 Brentmeadow Circle, Nashville, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2008, a lien not yet due and payable. Map 053-09-0, Parcel 105.00 . Taxes for 2007, Paid in the amount of $1,047.37. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2008 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 7265, page 655; Book 7464, page 969; Book 7470, page 126 and Book 7799, page 50, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to an easement for right-of-way as set forth in an instrument of record in Book 7653, page 284, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in 6900, page 276,277 & 278 amended by Book 7577, page 553 and Zone Lot Division of Lot Lots 42 and 43, Phase 1 of record in Plat Book 6900, page 917, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 21st day of August, 2008.

Suzanne Winchester Payne

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this 21st day of August, 2008.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $139,500.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of August, 2008.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

