THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28750-05-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2009. Notary Public My Commission Expires NOV. 7, 2011

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nathan C. Dodd 2573 Johnson Ridge Road Antioch, TN 37013	SYNOVUS MORTGAGE 2204 LAKESHORE DRIVE BIRMINGHAM, AL 35209	Map and Parcel No.: 149-06-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danny L. Huff and wife, Carol S. Huff**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan C. Dodd and Olga S. Dodd, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2573 Johnson Ridge Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2009.

Danny L. Huff

Carol S. Huff

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Danny L. Huff and Carol S. Huff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20090044253 DEEDWARR
Recvd: 07/01/09 14:29 2 pgs
Fees:13.00 Taxes:629.00

20090701-0061427

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Oakwood Subdivision, Phase Six, Section Two, as of record in Plat Book 7900, page 626, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Danny L. Huff and wife, Carol S. Huff by Deed dated 6/24/94 from Centex Real Estate Corporation of record in Book 9393, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Oakwood, of record in Book 7981, page 478, amended in Book 8038, page 838, corrected in Book 8313, page 17, Book 9237, page 1, amended in Book 9781, page 987, and Book 10650, page 785, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Oakwood Homeowners Association of record in Book 9781, page 991, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Oakwood Homeowners Association of record in Book 7954. page 508, corrected in Book 8013, page 624, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6269, page 197, Book 6298, page 582, and Book 6881, page 320, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 626, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 4411, page 243, Register's Office for Davidson County, Tennessee.
8. Easement to American Telephone and Telegraph Co. of TN of record in Book 1207, page 529, Register's Office for Davidson County, Tennessee.