WARRANTY DEED

G-VRE-10-4118

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Roy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Dugger	BANK OF AMERICA, N.A.	
4118 Sneed Road (ADDRESS)	801 CRESENT CENTRE DR., STE. 510 (NAME)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (ADDRESS) (CITY) (STATE) (ZIP)	116-16-117.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET DICKSON CAMMUSE, EXECUTRIX FOR THE ESTATE OF EARNEST J. DICKSON AND KATHRYN DICKSON BRANDON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALAN DUGGER AND WIFE, KIM B. DUGGER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 38 ON THE MAP OF WALLACE SUBDIVISION, PART 1, AS OF RECORD IN BOOK 1424, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 38 FRONTS 100 FEET ON THE EASTERLY SIDE OF SNEED AVENUE AND RUNS BACK 208.2 FEET ON THE NORTHERLY LINE AND 218.4 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ERNEST J. DICKSON AND WIFE, BROWNIE K. DICKSON BY WARRANTY DEED FROM ERNEST C. PERRY AND WIFE, HELEN HAYES PERRY, RECORDED ON THE 5TH DAY OF JUNE, 1950 IN DEED BOOK 1850, PAGE 3, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ERNEST J. DICKSON HAVING PREDECEASED BROWNIE K. DICKSON. SAID MARGARET DICKSON CAMMUSE AS EXECUTRIX OF THE ESTATE OF ERNEST J. DICKSON HAS THE FULL POWER TO SALE AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET OUT IN DOCKET NO. 09P623, PROBATE COURT, DAVIDSON COUNTY, TENNESSEE.

KATHRYN DICKSON BRANDON JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY INTEREST SHE MAY HAVE IN SAID PROPERTY AS HEIR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 1424, PAGE 16; BOOK 1280, PAGE 392; BOOK 1303, PAGE 55; BOOK 1037, PAGE 572; AND BOOK 3913, PAGE 968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4118 Sneed Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100039440 DEEDWARR
Recvd: 06/29/10 09:47 2 pgs
Fees:13.00 Taxes:1332.00
20100629-0050555

Witness my/our hand(s) this 25th day of June, 2010.

Estate of Earnest J. Dickson

BY: Margaret Dickson Cammuse
Margaret Dickson Cammuse, Executrix

Kathryn D. Brandon
Kathryn Dickson Brandon

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of June, 2010, before me personally appeared Margaret Dickson Cammuse, Executrix of the Estate of Earnest J. Dickson, 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 who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Dickson Brandon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903