BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Subscribed and sworn to before me, this 30th day of June, 2010

Notary Public
My commission expires:

05-1006-64986

Address of New Owner:	Send Tax Bills to:	Tax Information
Donnie L. Dodson 2227 Berrywood Drive Nashville TN 37216	Regions Bank dba Regions Mortgage 2050 Parkway Office Cir. Birmingham, AL 35244	072-08-0-250.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marcia Lynn Simpkins Cook hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donnie L. Dodson and Robert Christopher Hamilton, Tenants in Common With Rights of Surviorship, hereinafter called the Grantees, their successors 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. 211, on the Plan of Dalewood, Section III, of record in Book 1835, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Simpkins and wife, Harriet G. Simpkins by deed from S. J. Dale and wife, Lettie C. Dale, dated November 4, 1950, recorded November 21, 1950, of record in Book 1911, Page 253, Register's Office for Davidson County, Tennessee. The said James M. Simpkins having since died August 24, 1981. Harriet G. Simpkins subsequently died testate on January 29, 2010 and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-194 subject property was devised to Marcia Lynn (Simpkins) Cook.

Harriet G. Simpkins and Harriette Goodman Simpkins are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2227 Berrywood Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100040660 DEEDWARR
Recvd: 07/02/10 09:49 2 pgs
Fees:13.00 Taxes:499.50
20100702-0051949

WITNESS my hand this 30th day of June, 2010.

Marcia Lynn Simpkins Cook

Marcia Lynn Simpkins Cook

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marcia Lynn Simpkins Cook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 30th day of June, 2010.

Angela A. Ramsey

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014