THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 30146-07-2011	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $955,000.00. Nancy Enoch Affiant Subscribed and sworn to before me this 24th day of August, 2011. Janice H. Collins Notary Public My Commission Expires: 9-8-13

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Phillip R. Dobbs, Michelle W. Dobbs 4415 Iroquois Avenue Nashville, TN 37205	Send Tax Bills To: Bank of America P.O. Box 961291 Ft. Worth, TX 76161-0291	Tax Information: Map and Parcel No.: 130 020 16600

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, **John B. Mowell, Trustee of the John B. Mowell Living Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip R. Dobbs and wife, Michelle W. Dobbs** ("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 4415 Iroquois Avenue, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20110053793 DEEDWARR
Recvd: 08/31/11 10:44 3 pgs
Fees:18.00 Taxes:3533.50
20110831-0067452

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2011.

John B. Mowell, Trustee of the John B. Mowell Living Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: 210-26-3659

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John B. Mowell, Trustee of the John B. Mowell Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2011.

Notary Public

My Commission Expires: 3/24/12

CAROLINE MENUET SCOTT
MY COMMISSION EXPIRES
March 24, 2012
#DD 752076
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 and the westerly 34.66 feet of Lot No. 5 on the Plat of the Subdivision of Lots Nos. 11, 46 and parts of Lots Nos. 10, 44-B, 45 and 47 in Belle Meade, Plan No. 2 as of record in Book 421, page 55, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Iroquois Place at a point 34.66 feet East of the corner of said Lots Nos. 4 and 5; thence with the southerly margin of said Place westerly 97 feet 8 inches to the northeast corner of the property conveyed to R.R. Sneed by deed from Donald M. Street and wife, of record in Book 1645, page 253, said Register's Office; thence with the easterly line of said Sneed property, southwardly 36.07 feet to intersection of the easterly line of the property conveyed to Louis Farrell, Jr. and wife, by deed from R.R. Sneed and wife, of record in Book 1577, page 403, said Register's Office, continuing southwardly and with said Farrell's easterly line, 181.4 feet to a post, said Farrell's southeast corner; thence eastwardly 10.5 feet to the southeast corner of the property conveyed to D.M. Street and wife, by deed from R.R. Sneed and wife, of record in Book 1645, page 23, said Register's Office; thence with the easterly line of said property, northwardly 19 feet to the southerly line of said Lot No. 5; thence with said eastwardly line 100 feet; thence northwardly 198 feet to the beginning.

Being the same property conveyed to John B. Mowell, Trustee of The John B. Mowell Living Trust, by deed from Kenneth R. Savage and wife, Katherine J. Savage of record in Instrument No. 20090122-0005623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, page 55, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 259, Register's Office for Davidson County, Tennessee.
4. Easement for water line of record in Book 984, page 116, Register's Office for Davidson County, Tennessee.