This instrument prepared by: Clarence O. Ingram
Attorney at Law
201 Fairway Drive
Nashville, Tennessee
37214

Mail-7

WARRANTY DEED

BOOK 5013 PAGE 506

Address, New Owner	Send Tax Bills To	Map, Parcel Numbers
Charlie Mack Dorris etux	Lomas & Nettleton Company	Map 60-12
223 Capitol View Avenue	P. O. Box 926	Parcel 101
Nashville, Tennessee	Virginia Beach, Virginia	12D-07605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this conveyance is $ 17,415.29 .

George R. Hillis
Affiant

Subscribed and sworn to before me, this 1 day of April, 1976.

Faye Shaw Mallick
Notary Public My commission expires Feb 13 1980.

For and in consideration of the sum of $10.00, cash in hand paid by CHARLIE MACK DORRIS and wife, BRENDA GAIL DORRIS, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GEORGE R. HILLIS and wife, RUBY JEAN HILLIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said CHARLIE MACK DORRIS and wife, BRENDA GAIL DORRIS, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the westerly 62 feet of the southerly 250 feet of Lot No. 16 on the Plan of Joywood Heights, Section 3, not of record, and the easterly 2 feet of the southerly 250 feet of Lot No. 94 on the Plan of Capitol View Subdivision, as of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee described together according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, as follows:
>
> Beginning on the northerly margin of Capitol View Avenue at the southeast corner of the property conveyed to T. O. Norvell and wife, by deed from N. E. Moore, of record in Book 1191, Page 236, said Register's Office; thence with said Avenue eastwardly 64 feet; thence northwardly 250 feet; thence westwardly and parallel with the northerly margin of Capitol View Avenue 64 feet to the easterly line of said Norvell property; thence with said line southwardly 250 feet to the beginning.
>
> Being the same property conveyed to George R. Hillis and wife, Ruby Jean Hillis, by deed from Nathaniel E. McDowall, an unmarried man, of record in Book 4877, Page 452, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants and easements pertaining to the premises, and to lien created in Deed of Trust as of record in Book 4877, Page 454, Register's Office for Davidson County, Tennessee,

executed to secure a certain note mentioned in said deed of trust, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

Also coneyed and assigned to the said Grantees herein is all that certain escrow fund and/or deposits with the Lomas & Nettleton Company, or its agent, and that certain insurance policy and its benefits as in force on the herein conveyed premises.

This is improved property known as 223 Capitol View Avenue, Nashville, Tennessee.

To have and to hold said real property, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possesed of said real property in fee simple, have a good right to convey it, and the same is unencumbered, except as mentioned herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real property to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands, this 1 day of April, 1976.

George R. Hillis

Ruby Jean Hillis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, George R. Hillis and wife, Ruby Jean Hillis, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of April, 1976.

Notary Public

My commission expires Feb. 18, 1980.

BOOK 5013 PAGE 508

WARRANTY DEED

GEORGE R. HILLIS ET UX

TO

CHARLIE MACK DORRIS ET UX

D 43763

IDENTIF. REFERENCE

APR 8 9 44 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

APR-87	CONV	17,415.29			
APR-87 S'TAX			B*	45.24	
APR-87 PR'FEE			B*	.50	
APR-87	W'DEED		B*	6.00	* 51.74