WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is

$ 2000.00

Henry Etta Dotson
Affiant

Subscribed and sworn to before me, this the 9th day of June, 1977.

Walter S. Clark, Jr.
Notary Public

My Commission expires: 7-24-77
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY

Walter S. Clark, Jr., 634 Stahlman Bldg., Nashville, Tennessee 37201

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James O. Dotson, Jr., et ux 7508 Charlotte Pike Nashville, Tennessee 37209	Same	M-114 P-95

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged and for the further consideration of the love and affection I have for my daughter and her husband, Henry Etta Dotson and husband, James O. Dotson, Jr., I, Ruby A. Hulan, have bargained and sold and do by these presents transfer and convey unto James O. Dotson, Jr. and wife, Henry Etta Doston, their heirs and assigns, Grantees herein, the following described tract or parcel of land located in the Eight Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Sawyer Brown Road, same being the Northwest corner of the J. D. Hendricks tract, and Northeast corner of the Fred Mayo lot, stake in line on West margin of road; thence with Mayo and Baptist Church lot, North 85° 30' West 170 feet more or less to the center line of U.S. Highway 70 North, stake in line on margin of Highway; thence with Highway, North 46° 30' East 120 feet to a point in Highway; thence leaving Highway, North 64° West passing under center of the T.V.A. line at 319 feet, in all 386 feet to a stake on the northerly margin of a 15 foot road, Lizzie N. Hulan's corner; thence with her line, North 47° East 353 feet more or less to a stake, the division corner between H. P. Hulan and his brother, E. O. Hulan; thence with said division line, South 64° East 373 feet more or less to the center line of U.S. Highway 70 North; stake in line on Northwesterly margin of Highway; thence with center of said Highway, South 46° 30' West 279 feet to a point in Highway at the intersection of the Sawyer Brown Road; thence with said Sawyer Brown Road, South 14° East 146 feet to the point of beginning containing 3.37 acres, more or less; AND EXPRESSLY EXCLUDED FROM THE ABOVE TRACT IS THE FOLLOWING PORTION OF THE SAID 3.37 ACRE TRACT:

A part of the said 3.37 acre tract described as follows: Beginning at a point in the center line of U.S. 70 North Highway, southwesterly corner of the E. O. Hulan 3.37 acre lot, stake in line on northwesterly margin of Highway; thence with center line of Highway south 43° 30' west 344 feet to point in highway; thence leave highway with a fence and northeast margin of an old 15 foot road north 64° west 386 feet to an iron stake in fence; thence north 47° east 353 feet to a stake, E. O. Hulan's corner of the 3.37 acre tract or lot; thence with southwesterly line of said lot, south 64° east 373 feet to point of beginning, containing 2.34 acres gross more or less, or 1.30 acres net more or less.

Being part of property conveyed to Henry P. Hulan and wife, Ruby A. Hulan, by deed from Lizzie N. Hulan, et al, as of record in Book 4002, page 816, Register's Office, Davidson County, Tennessee; the said Henry P. Hulan having since died.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Dotson, Jr. and wife, Henry Etta Dotson, their heirs and assigns forever.

And I do convenant with the said James O. Dotson, Jr. and wife, Henry Etta Dotson, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James O. Dotson, Jr., & wife, Henry Etta Dotson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this the 9 day of June, 1977.

Ruby A. Hulan

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IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Walter S. Clark, Jr., a Notary Public in and for said State and County, the within named Ruby A. Hulan, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9 day of June, 1977.

Walter S. Clark, Jr.
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-24-77

CO	2,000.00	MO	
WD	4.00	MS	
TD		ST	5.20
CC		ST	
MR		PF	.50
UCC		TOTAL	9.70