"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238" File Box 37

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

William E. Hite, et ux.
Unit No. 23-B, Doral County
Villa
706 Williamsburg West Drive
Nashville, TN 37221

Map 142-6-C
Parcel 35
Field Book No. 9D-71471

BOOK 5596 PAGE 229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, George E. Bivins, Jr. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said William E. Hite and wife, Edna U. Hite (the "Grantees"), their heirs and assigns, a certain condominium unit in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa, Section 5, as of record in Plat Book 5050, page 93, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 23-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa, Section I, as of record in Book 5011, page 395, as made applicable to Section V by instrument of record in Book 5194, page 134, and as amended by instrument of record in Book 5194, page 136, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-laws appended thereto recorded in Book 5011, page 395, as made applicable to Section V by instrument of record in Book 5194, page 134, and as amended by instrument of record in Book 5194, page 136, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Karen Bivins and father, George E. Bivins, by deed from Barry Construction Company of record in Book 5245, page 696, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 5251, page 259, said Register's Office, George E. Bivins and George E. Bivins, Jr. being one and the same person, and Karen Bivins Harris (formerly Karen Bivins) having conveyed all of her right, title, and interest in and to said property to the said George E. Bivins, Jr. by Quitclaim Deed of record in Book 5596, page 227, said Register's Office.

6257 04/29 135.00 CHECK

This is improved property known as Unit No. 23-B, Doral Country Villa, 706 Williamsburg West Drive, Nashville, Tennessee 37221.

Said property is sold and conveyed subject to the following:

1. 1980 real property taxes, which have been prorated and assumed by the Grantees;

2. All provisions, covenants and restrictions contained in the Master Deed of Doral Country Villa Condominiums and the By-laws appended thereto, and recorded in Book 5011, page 395, Register's Office for Davidson County, Tennessee, as made applicable to Section V by instrument of record in Book 5194, page 134, and as amended by instrument of record in Book 5194, page 136, said Register's Office;

3. All matters shown on the Plan aforesaid, of record in Book 5050, page 93, said Register's Office.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns forever.

And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said condominium unit in fee simple, that he has a good right to convey it, and that the same is unencumbered, except as set forth hereinabove.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Maxine L. Bivins, wife of the Grantor, joins herein for the purpose of transferring and conveying to the Grantees any right, title, or interest, whether marital or otherwise, which she might have in and to the above-described real estate.

WITNESS our hands, this 29th day of April, 1980.

George E. Bivins, Jr.

Maxine L. Bivins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named George E. Bivins, Jr. and wife, Maxine L. Bivins, the 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 29th day of April, 1980.

Jan Minshall
Notary Public

My Commission Expires: 7-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,500.00.

William E. Hale
Affiant

Subscribed and sworn to before me this 29th day of April, 1980.

Jan Minshall
Notary Public

My Commission Expires: 7-18-82

F 8 7 2 4 2

IDENTIF. REFERENCE

APR 29 4 13 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5596 PAGE 232

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48500.00- CO	
			126.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	135.60-
6297A04/25/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 87242

IDENTIFICATION REFERENCE

APR 29 4 13 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 755093