ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James M. Doran, Jr. and wife, Kim L. Doran	James M. Doran, Jr. and wife, Kim L. Doran	Map 143-6A
Lot 15, Harpeth Trace	Lot 15, Harpeth Trace	Par. 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(NAME) (NAME)

WARRANTY DEED BOOK 6030 PAGE 362

For and in consideration of the sum of Ten and 00/100 ---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Richter and Tigert Builders, Inc., a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said James M. Doran, Jr. and wife, Kim L. Doran

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of Harpeth Trace Estates, Phase I, of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being part of the property conveyed to Richter and Tigert Builders, Inc., a Tennessee corporation, by deed from Fox Builders, Inc., of record in Book 5947, page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1983, a lien but not yet due and payable, which were prorated at closing and assumed by Grantee.

2. Declaration of Covenants, Conditions, Lien and Restrictions, including liens for Annual and/or monthly assessments and charges, and special assessments, all as set forth and contained in instruments of record in Book 5120, page 208 and Book 5380, page 357, Register's Office for said County.

3. The Plan of record in Book 5200, page 125, said Register's Office, shows an Owner's Certificate; a 20 foot minimum building setback line from Harpeth Ridge Drive; a 20 foot easement to Nashville Electric Service for U. G. Electrical along the front line of said Lot, and a permissible building area, and the following Note: Premises are subject to a noexclusive easement of record in Book 4967, page 244, said Register's Office, for among other things, ingress and egrees and said easements being encumbered by the deed of trust of record in Book 4734, page 907, said Register's Office, as amended in Book 4967, page 244, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot No. 15 (House Number) Harpeth Trace (Street) Nashville, Tennessee (City or Town) (Zip Code)

(P. O. Address)

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 and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized 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. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 19 83.

RICHTER AND TIGERT BUILDERS, INC.

BY: BRUCE TIGERT SECRETARY

BOOK 6030 PAGE 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 31st day of March, 1983.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Tigert and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary and _____ respectively of the Richter and Tigert Builders, Inc., the within named bargainor, a corporation, and that he as such Secretary and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Bruce Tigert as such Secretary and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville Tennessee, this 31st day of March, 1983.

Heather Potts Notary Public

Commission expires 10-15-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 127,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard R. Sayers

Sworn to and subscribed before me
this 31st day of March, 1983.

My commission expires 10-15-83 Notary Public Heather Potts

This instrument was prepared by:
Richard R. Sayers, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.
Name 700 Metropolitan Federal Building Address
Nashville, Tennessee 37219

WARRANTY DEED

FROM
RICHTER AND TIGERT BUILDERS, INC.

TO
JAMES M. DORAN, JR. and wife, KIM L. DORAN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TN
FILED MAR 31 4 13 PM '83
REGISTER

IDENTIF. REFERENCE

H 3 9 4 7 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6030 PAGE 364

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
			127000.00- CO	
			330.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	336.70-
			7333A00/00/51 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 9 4 7 1

IDENTIF. REFERENCE

MAR 31 4 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939161