BOOK 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Elaine J. Dorris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 84

Becky Brookfield
Notary Public

MY COMMISSION EXPIRES: 10-28-85

(AFFIX SEAL)

BOOK 6244 PAGE 770

THIS INSTRUMENT WAS PREPARED BY
Donald Gregory, Attorney, 346 21st Avenue, North, Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John T. Nixon (NAME) | Dominion Bancshares Mortg. Co. (NAME) | 130-2-57 |
| 112 Blackburn Avenue (STREET ADDRESS OR ROUTE NUMBER) | 9900 Main Street, Suite #200 (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Elaine J. Dorris,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Nixon, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 68 on the Plan of Bradsford Realty Company's Belle Meade Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 68 fronts 60 feet on the southerly side of Blackburn Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Robert J. Dorris, Jr. and wife, Elaine J. Dorris, by deed from Bill Evans and wife, Mary Lynn Evans, of record in Book 5126, page 1, Register's Office for Davidson County, Tennessee. The said Robert J. Dorris, Jr. having since quitclaimed his interest in said property to Elaine J. Dorris by deed of record in Book 5770, page 933, said Register's Office for Davidson County, Tennessee.

I 07 33 7 1

IDENTIF. REFERENCE

MAR 7 3 49 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/07'224.90- CHECK

This is unimproved ( ) improved (X) property, known as 112 Blackburn Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 24th day of February, 19 84

Elaine J. Dorris
ELAINE J. DORRIS

3322

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine J. Dorris

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 24th day of February 19 84

Commission expires 10-20-85

Beauy Bewnfield
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Elaine J. Dorris

TO
John T. Nixon

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 6244 PAGE 772

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

84000.00- CAMT.
218.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.90-
8322A03/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 7337.

IDENTIF. REFERENCE:

MAR 7 3 49 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18376