THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

BOOK 6300 PAGE 565

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
B & D Investment, Inc. 940 Allen Road Donelson, Tennessee	Same	Map 75-8 Parcels 262, 263,264 & 265

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations,* the receipt of all of which is hereby acknowledged, WILLIAM H. DORRIS and wife, MINKA C. DORRIS, MICHAEL D. CRADDOCK and wife, KIMBERLY J. CRADDOCK, and RITA DWYER, a single person, hereinafter referred to as the "GRANTORS," have bargained and sold, and by these presents does transfer and convey unto the said B & D INVESTMENT BUILDERS, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 585, 586, 587 and 588 on the Plan of Tulip Grove, Section 13, of record in Book 6050, page 46, Register's Office, Davidson County, Tennessee, together with all right, title and interest in and to streets and roadways described and set out on the said plan, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Dorris, Michael D. Craddock and Rita Dwyer, by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson, of record in Book 6290, page 386, Register's Office, Davidson County, Tennessee.

Minka C. Dorris, wife of William H. Dorris and Kimberly J. Craddock join in this conveyance to convey any and all right title or interest which they might have in the property marital or otherwise.

This instrument is executed by Minka C. Dorris, by her lawful Attorney-in-fact, William H. Dorris, pursuant to the power and authority vested in him by an instrument of record in Book 5473, page 873, Register's Office for Davidson County, Tennessee.

This instrument is executed by Kimberly J. Craddock, by her lawful Attorney-in-fact, Michael D. Craddock, pursuant to the power and authority vested in him by an instrument of record in Book 6290, page 384, Register's Office, Davidson County, Tennessee.

3544

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

BOOK 6300 PAGE 566

And We, the GRANTORS, do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for restrictive covenants in Book 6278, page 420, said Register's Office, easement for trunk sewer and sewage lift station, if applicable, and such building setback lines and easement appearing of record, and also, subject to 1984 State & County taxes in the name of Aubrey H. Johnson, Jr. and wife, Thea Johnson which taxes shall be assumed by the said Aubrey H. Johnson, Jr. and wife, Thea Johnson except for any additional taxes assessment which result in an increase of taxes for the year 1984, and such tax increases to be paid by the Grantees.

And We, the GRANTORS, do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand on this the 25th day of May, 1984.

William H. Dorris
WILLIAM H. DORRIS

Minka C. Dorris
MINKA C. DORRIS
By: William H. Dorris,
Attorney-in-Fact

Michael D. Craddock
MICHAEL D. CRADDOCK

Kimberly J. Craddock
KIMBERLY J. CRADDOCK
BY: Michael D. Craddock,
Attorney-in-Fact

Rita Dwyer
RITA DWYER

I 2 4 8 2 7

IDENTIF. REFERENCE

May 29 9 19 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM H. DORRIS, MICHAEL D. CRADDOCK and RITA DWYER, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25th day of May, 1984.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of May, 1984, before me, personally appeared WILLIAM H. DORRIS, to me known to be the person who executed the foregoing instrument in behalf of MINKA C. DORRIS, and acknowledged that he executed the same as the free act and deed of the said MINKA C. DORRIS.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of May, 1984, before me, personally appeared MICHAEL D. CRADDOCK, to me known to be the person who executed the foregoing instrument in behalf of KIMBERLY J. CRADDOCK, and acknowledged that he executed the same as the free act and deed of the said KIMBERLY J. CRADDOCK.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

BOOK 5300 PAGE 568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 1-19-88

THIS IS UNIMPROVED PROPERTY KNOWN AS _____.

Hamer P. Ayers Attorney (Mail)

OFFICIAL RECEIPT

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

BOOK 6300 PAGE 569

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CONVEY.	
			156.00 CONVEY TAX	
			.50 PROBATE FEE	
			12.00 RECORDING	
			CHECK	168.50-
			3844A05/25/04 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 8 2 7

IDENTIF. REFERENCE

MAY 20 9 19 AM '04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0039274