THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William H. McCauley	Dominion Bancshares Mortgage Corp.	104-1-215
215 38th Ave., North	9900 Main Street, Suite 200	25W 8050
Nashville, TN 37209	Fairfax, VA 22031	

5043

93611

08/03 117 CHECK

WARRANTY DEED

BOOK 6352 PAGE 694

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, DORIS CHRISTINE DODSON HAHN, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM H. McCAULEY and wife, BESSIE McCAULEY

hereinafter called the Grantee, Grantee's heirs 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 the southerly 37.5 feet of Lot No. 96 and the northerly 25 feet of Lot No. 97 on the plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County.

SAID property fronts 62.5 feet on the westerly margin of 38th Avenue, N., and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Carl H. Hahn and wife, Christine D. Hahn by deed from Frank Gossett and wife, Pearl C. Gossett of record in Book 2037, page 280, said Register's Office. Carl H. Hahn and Christine D. Hahn have since been divorced by Final Decree in the Probate Court of Davidson County, Tennessee, No. 48047, said Final Decree divests said property out of Carl H. Hahn and into Doris Christine Dodson Hahn in fee simple absolute, a certified copy of which is of record in Book 4079, page 453, Register's Office for said County.

This is ~~(an)~~ improved property, known as 215 38th Avenue, North, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of August, 19 84.

Doris Christine Dodson Hahn
Doris Christine Dodson Hahn

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of August, 1984, before me personally appeared Doris Christine Dodson Hahn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6352 PAGE 695

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00.

William H. McCauley
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 1984.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

I 40800

IDENTIF. REFERENCE

AUG 3 9 56 AM '84

FELIX Z. HAYNES, JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Doris Christine Dodson Hahn

to:
William H. McCauley and wife,
Bessie McCauley

return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6352 PAGE 696

RECEIVED OF _____

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
			42500.00-	CAMT.
			110.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 117.00-
			9361A08/03/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-40800

IDENTIF. REFERENCE

AUG 9 9 56 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0058240