3777 file Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

BOOK 6551 PG 670

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL A. DORNAN (NAME)	NORWEST MORTGAGE, INC. (NAME)	Map 183
4033 Twin Oaks Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 780 (STREET ADDRESS)	Parcel 129
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Waterloo, Iowa 50704 (CITY) (STATE) (ZIP)	FB# 5D-22064

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, CHARLES DORNAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. DORNAN and wife, DONNA A. DORNAN

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

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 2 on the plat of Jennings Property, located east of Old Hickory Blvd., (Hobson) Pike Section), approximately 1/2 mile south of Interstate Hwy. No. 24 East.

Beginning at a point in the center of a 50-foot right-of-way and access road, the same being located approximately 710 feet easterly and southerly from the east margin of Old Hickory Blvd.; thence with the center of said access road South 1deg.56 min.30sec. West 249.53 feet which is the common front corner of Tracts No. 2 and 3; thence with the dividing line between said tracts South 83 deg.44 min.26 sec. East 1739.83 feet to a point on the east line of the Jennings tract boundary; thence with said line North 6 deg.15 min. 34 sec. East 248.82 feet to the common rear corner of Tracts Nos. 1 and 2; thence with said line North 83deg. 44min. 26sec. West 1758.61 feet to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Charles Dornan by deed from Carolyn B. Jennings and husband, Neal L. Jennings, of record in Book 5979, page 909, Register's Office for said County.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5047, page 640; and (3) Easements for flow of creek and frontage.

J02798

IDENTIF. REFERENCE

MAY 8 10 36 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4033 Twin Oaks Lane, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of May, 1985

Charles Dornan

CHARLES DORNAN

STATE OF TENNESSEE

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COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES DORNAN, unmarried

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of May, 19 85.

My commission expires 4-19-87 Notary Public Helen D. Scott

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Michael A. Dornan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 19 85.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Helen D. Scott
Notary Public

3643 05/08 169.00- CHECK

WARRANTY DEED

FROM CHARLES DORNAN, unmarried

TO MICHAEL A. DORNAN and wife, DONNA A. DORNAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 6551 PAGE 672

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

62500.CO- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
5643A05/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J027.98

IDENTIF. REFERENCE T

MAY 8 10 36 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 132381