ADDRESS NEW OWNER:
Dominion Development Corp.
1903 Division St.
Nashville, TN 37203

SEND TAX BILLS TO:
Same

MAP / PARCEL NOS:
117-3 134
117-3 135

WARRANTY DEED LIBER 6645 PAGE 789

For good and valuable consideration paid and received, the Grantor, AVONDALE RAWLS, unmarried, has bargained and sold and by these presents does transfer and convey unto the Grantee, DOMINION DEVELOPMENT CORPORATION, its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I: Being Lot No. 43 of Block "A" on the Final Plat of Walter Stokes Homeplace Subdivision Number 1 (and marked on said Plat as "sold"), as of record in Book 974, page 92, Register's Office for said County, described as follows:

Fronting on Lombardy Avenue and beginning at the southeast corner of Hillsboro Road and Lombardy Avenue, thence southerly with the easterly margin of Hillsboro Road 200.6 feet to an iron pin; thence in a straight line southeasterly 81 feet to an iron pin; thence in a straight line northerly 212 feet, more or less, to the south margin of Lombardy Avenue; thence westerly with the south margin of said Avenue 75 feet to the beginning; and

Fronting on Lombardy Avenue and beginning at a point 75 feet from the southeast corner of Hillsboro Road and Lombardy Avenue; thence southerly 212 feet, more or less, to an iron pin; thence in a straight line southeasterly 30 feet to a point; thence in a straight line northerly 216.2 feet, more or less, to the south margin of Lombardy Avenue; thence westerly with the south margin of said Avenue 30 feet to the beginning.

Being the same property conveyed to Avondale Rawls by deed from M. R. Dalton, a widower, of record in Book 4333, page 400, said Register's Office.

TRACT II: Being part of Lot No. 42 of Block "A" on the Final Plat of Walter Stokes Homeplace Subdivision Number 1, as of record in Book 974, page 92, said Register's Office, described according to a copy of a survey thereof made April 26, 1927, by Erle Drake, County Surveyor, as follows:

Beginning at a point in the southerly margin of Lombardy Avenue 105 feet east of the southeast corner of said Avenue and Hillsboro Road, being the northeast corner of the lot conveyed to M. R. Dalton by deed from Walter Stokes and wife, of record in Book 1109, page 86, said Register's Office; thence with Dalton's easterly line southerly 216.2 feet, more or less, to Dalton's southeast corner, which point is 111 feet east of the easterly margin of the Hillsboro Road; thence easterly with Dalton's southerly line extended 120 feet to a point; thence northerly 226 feet, more or less, to a point in the southerly margin of Lombardy Avenue; thence with the margin of the same westerly 120 feet to the point of beginning.

Being the same property conveyed to Avondale Rawls by deed from B. L. Lowe, Sr., a widower, of record in Book 1452, page 13, and by deed from A. L. Rawls, a widower, of record in Book 3218, page 495, said Register's Office.

This is improved property known as 2009 & 2013 Lombardy Ave., Nashville, TN 37215.

Said property is conveyed subject to restrictions and easements of record, and to the lien of 1985 taxes.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of August, 1985.

Avondale Rawls

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

LIBER 6645 PAGE 739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 1985, before me personally appeared Avondale Rawls, unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 1-19-86

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $625,000.00.

Sworn to and subscribed before me
this 30th day of August, 1985.

Affiant

My commission expires 1-19-86

Notary Public

332988

IDENTIFI REFERENCE

SEP 3 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ LIBER 6645 PAGE 791

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

625000.CO- CAMT.
1625.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1631.50-
3136A09/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33298

IDENTIFICATION REFERENCE

SEP 3 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168968