6735 234

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Robin E Dolan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin E. Dolan (NAME)	SAME (NAME)	Map 91-14
325 54th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 223, 238
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	and part of 224

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, Lois Marie Hamm, Virginia Dare Roberts, Jewel Maxine Kelley and John Robert Mays, devisees under the will of Nannie Ruth Wilson, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin E. Dolan and wife, Bonnie H. Dolan

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:

THREE tracts of land in Davidson County, Tennessee, the description of which are attached hereto and made part hereof by this reference thereto.

THIS conveyance is made subject to (a) property taxes for 1985 which have been prorated which Grantees will pay, (b) a 33 inch brick sewer across the westerly portion of said property, (c) the easements granted in the instruments recorded in Book 3645 at page 228 and Book 4008 at page 232, both in said Register's Office, and (d) the easement reserved in the deed recorded in Book 5820 at page 255 in said Register's Office.

THIS deed is correctory of the deed from Grantors to Grantees recorded in Book 6540 at page 513 in said Register's Office.

*The consideration for this deed is that recited in the last mentioned deed, the State Transfer Tax due in connection herewith having been paid upon the recording thereof.

6 4 0 5 1

IDENTIFICATION REFERENCE

Dec 13 11 59 AM '85

This is (unimproved) improved (X) property, known as 325 54th Avenue North, Nashville, Tennessee 37209
(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 our hand s this 10th day of December, 19 85

Jewel Maxine Kelley

Lois Marie Hamm — Lois Marie Hamm — Jewel Maxine Kelley — John Robert Mays

Virginia Dare Roberts — Virginia Dare Roberts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Brenda L. Lewis, a Notary Public in and for said County and State, the within named Virginia Dare Roberts, Lois Mesie Hamm, Jewel Maxine Kelly and John Robert Mays

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1985.

Commission expires 10-24-88

Brenda L. Lewis
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
Virginia Dare Roberts et al

TO
Robin E. Dolan and wife,

Bonnie H. Dolan

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

DESCRIPTION attached to deed dated October 25, 1985, from Lois Marie Hamm, et al., to Robin E. Dolan and wife, Bonnie H. Dolan.

THREE tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:

Beginning at a point on the West side of Richland Avenue 164 feet from the center of a stone wall, the same being the South boundary line of S.C. Lewis; thence along the West side of Richland Avenue north 15 1/2 deg West 50 feet to the Southwest corner of the lot sold by Nannie Ruth Mays and husband to L.A. Black and wife, Beulah Black, by Deed of record in Book 1077, page 670, R.O.D.C., Tenn.; thence at right angles from said Richland Avenue with said Black's South boundary line South 74 1/2 deg West 200 feet to the Southwest corner of said lot above mentioned, and continuing on from said point along the South boundary line of another tract of land sold by George Mays and wife to said Black and wife, October 14, 1939, by Deed of record in Book 1101, page 567, R.O.D.C., Tennessee, 360 feet, more or less, to the bank of Richland Creek; thence up along the bank of Richland Creek 50 feet to a point, same being the Southwest corner of the land conveyed to Grantors by deed of Robert Patterson and wife, August 20, 1938, of record in Book 1046, page 548, R.O.D.C., Tennessee; thence easterly on a straight line 575 feet, more or less, to the beginning corner Richland Avenue.

Being the same property conveyed to Nannie Ruth Mays by deed from George A. Mays, Sr., of record in Book 3338, page 191, said Register's Office.

TRACT II:

With reference to a survey by T.R. Sanford, dated July 12, 1967: BEGINNING at a point on the east bank of Richland Creek, said point being the southwest corner of the property conveyed to Nannie Ruth Mays by deed from Robert Patterson and wife, of record in Book 1046, page 548, Register's Office for said County, and being the northwest corner of the property conveyed to E.T. Dickerson, Jr., and wife, Ella Marie Dickerson, by deed of record in Book 2864, page 497, said Register's Office; thence with the line between said Mays and Dickerson, N 78° E 223 feet to a point (said point being S 78° W 374', as measured along Dickerson's northerly line, from the westerly margin of 54th Ave., No., formerly Richland Avenue); thence S 12° E 10 feet to a point; thence S 78° W 233 feet to a point in the east bank of said Creek; thence with said bank N 33° E 14.1 feet to the point of beginning.

Being the same property conveyed to Nannie Ruth Mays by deed from Ella Marie Dickerson, unmarried, recorded in Book 4168 at page 540 in said Register's Office.

TRACT III:

Beginning at an iron pin in the northerly line of Lot No. 2 on the Resubdivision of Grady Roberts property, recorded in Book 4715 at page 43 in said Register's Office, located south 74° 12'12" west along said northerly line from an existing concrete monument in the westerly margin of 54th Avenue North and at the northeast corner of said Lot No. 2. thence north 14° 14'05" west 80.86 feet to an iron pin at or near the southeast corner of the property conveyed to Nannie Ruth Mays by deed from Ella Marie Dickerson, recorded in Book 4168 at page 540 in said Register's Office; thence south 75° 15' west 208.00 feet, in whole or in part with the southerly line of said Mays' property, to an iron pin; thence south 26° 32'14" west 114.50 feet to an existing iron pin at the northwest corner of said Lot No. 2; thence with the northerly line of said Lot No. 2, north 74° 12'12" east 283.60 feet to the point of beginning described according to a survey made by Charles P. Clinard, R.L.S., No. 1032, dated September 15, 1981, revised October 24, 1981.

Being the same property conveyed to Nannie Ruth Wilson by deed from Ella Marie Dickerson, recorded in Book 5820 at page 255 in said Register's Office.

SAID three tracts being property vested in the Grantors herein by devise under the will of Nannie Ruth Wilson, who was one and the same person as the said Nannie Ruth Mays, Deceased, which will was entered in Will Book 148 at page 58 in the Clerk's Office, Probate Division, for the County Court for said County.

GRANTORS and Grantee hereby agree that the mobile homes situated on the above described property (Serial Nos. 455584252; G355X-EKC601; 26599; 371033; 11206; 108056-217809 and 1781184) are and have been so affixed to said property so as to become a part thereof and title to said mobile homes is hereby transfered to Grantee by virtue of this conveyance.

STATE OF TENNESSEE, Davidson COUNTY:

On this 10th day of December 19 85, before me personally appeared Lois Marie Hamm - Lois Marie Hamm to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same as her free act and deed. Witness my hand and official seal.

COMMISSION EXPIRES:
10-24-88

Brenda G. Lewis
NOTARY PUBLIC

STATE OF TENNESSEE, Davidson COUNTY:

On this 10th day of December 19 85, before me personally appeared Jewel Maxine Kelley Jewel Maxine Kelley to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same as her free act and deed. Witness my hand and official seal.

COMMISSION EXPIRES:
10-2488

Brenda G. Lewis
NOTARY PUBLIC

STATE OF TENNESSEE, Davidson COUNTY:

On this 10th day of December 19 85, before me personally appeared Virginia Dare Roberts to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same as her free act and deed. Witness my hand and official seal.

COMMISSION EXPIRES:
10-24-88

Brenda G. Lewis
NOTARY PUBLIC

STATE OF TENNESSEE, Davidson COUNTY:

On this 10th day of December 19 85, before me personally appeared John Robert Mays John R. Mays (Robert) to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same as his free act and deed. Witness my hand and official seal.

COMMISSION EXPIRES:
10-24-88

Brenda G. Lewis
NOTARY PUBLIC