mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William H. Dorris	Same as new owner	Map 18-16
P. O. Box 153		Pars 109 & 110
Goodlettsville, TN. 37072		GO-10186-10183

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, We, R. L. ADLER and wife, JOSEPHINE B. ADLER and SAMMY FLATT and wife, EVELYN FLATT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM H. DORRIS, a single man, hereinafter referred to as the "GRANTEE", his 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 easterly 10 feet of Lot No. 1, all of Lot No. 3 and the westerly 25 feet of Lot No. 4 on the Map of James M. Phipp's Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING at a point in the northerly margin of Reed or Depot Street, said point being 30 feet West of the dividing line between Lots 4 and 5 on said plan; thence with the margin of said Street, westerly 100 feet to a point, which is 10 feet West of the common corner of Lots Nos. 1 and 3 on said plan; thence northerly, parallel to the dividing line between Lots 1 and 3, 136 feet to a point in the southerly line of Lot No. 2; thence, with the line between Lots 1 and 2, esterly 10 feet to a point in the westerly line of Lot No. 3; thence with the line between Lots No. 2 and 3, northerly 51 feet to a point in the southerly margin of a 10 foot alley; thence with the same, easterly 90 feet to a point, which is 30 feet West of the common corner of Lots Nos. 4 and 5 on said plan; thence southerly, parallel to the line between Lots 4 and 5, 187 feet to the point of beginning.

BEING the same property conveyed to R. L. Adler and Sammy Flatt, by deed from Carolyn F. Waddey, Trustee, of record in Book 6643, page 413, Register's Office, Davidson County, Tennessee.

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, his heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEE, that we are 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 as follows:

1. 1986 State, County and City of Goodlettsville taxes, prorated between parties and assumed in full by Grantee.

2. The Plan of record in Book 547, page 151, said Register's Office.

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

WITNESS our hands on this the 24th day of January, 1986.

R. L. ADLER

SAMMY FLATT

JOSEPHINE B. ADLER

EVELYN FLATT

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 R. L. ADLER and wife, JOSEPHINE B. ADLER and SAMMY FLATT and wife, EVELYN FLATT, the bargainors, 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 24th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6770 PAGE 963

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

William H. Dorr
Affiant

Sworn to and subscribed before me, this the 24th day of January, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 4-9-88

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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7.18.92

IDENTIF. REFERENCE

JAN 28 8 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

MAIL CK

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

RECEIVED OF _____

FOR _____ BOOK 6770 PAGE 964

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

25000.00- CONT.
78.00 CSTAX
.50 PRFEE
9.00 WDE
CHECK 32.50-
95G1AD1/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1892

IDENTIFICATION REFERENCE

JAN 28 8 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214227