Mail ED HILL REALTY CO.
2221 NOLENSVILLE RD.

BOOK 7074 PAGE 832

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Betty E. Dornan, unmarried 2158 Whitney Avenue Nashville, Tennessee	Betty E. Dornan 169 McCall Street Nashville, Tn. 37211	106-13 Par 74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles R. Dornan, unmarried**, have bargained and sold, and by these presents do transfer and convey unto the said **Betty E. Dornan, unmarried**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 23 on the map showing the subdivision of the Jane Watkins Tract, of record in Plat Book 2, Page 108, of the Chancery Court at Nashville.

SAID part of said Lot No. 23 fronts 100 feet on the easterly side of Whitney Avenue and runs back between parallel lines, along the northerly margin of an alley, 150 feet to another alley in the rear.

BEING the same property conveyed to Charles R. Dornan, unmarried by deed from Long Construction & Realty, Inc. of record in Book 5550, Page 711, said Register's Office for Davidson County, Tennessee.

7 5 1 — TREASURER — DEC 19 10 19 AM '86

7 4

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **2158 Whitney Avenue, Nashville, 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 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.

Whenever 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 hands this 17TH day of DECEMBER, 1986.

Charles R Dornan

Charles R. Dornan, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles R. Dornan, unmarried**, the bargainor(s), 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 Nashville, Tennessee, this 17th day of DECEMBER, 1986.

Houston E. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-24-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $10,000.00

Charles R. Dornan
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF DECEMBER, 1986.

Houston E. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-24-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 834

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
			40[illegible]. 0- CAPIT.	
			112.00 COTAX	
			.50 PRFE	
			6.00 WDF D	
			CHECK	113.50-
			9:34A 12/19/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7475 1

IDENTIFICATION REFERENCE

DEC 19 10 18 AM '86

No. 24867