THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Matthew B. Dozier
1307 Tyne Boulevard
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 145-3
PARCEL 30
FH-09330

WARRANTY DEED BOOK 7543 PAGE 995

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John A. Griffin, devisee under the Will of Frances E. Runge, and wife, Sue E. Griffin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Matthew B. Dozier and wife, Kathleen A. Dozier hereinafter called the Grantee, Grantee's 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 Lot No. 2 on the plan of Harpeth Acres Subdivision, Section Six, of record in Book 2331, page 85, Register's Office for said County.

SAID Lot No. 2 fronts 133.9 feet on the southerly margin of Tyne Boulevard and extends back 476.1 feet on the westerly line and 481.3 feet on the easterly line to a dead line in the rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Neil Runge and Frances E. Runge by deed from Samuel W. Jackson, Jr., and wife, Lois J. Jackson of record in Book 2960, page 515, said Register's Office. Neil Runge died leaving Frances E. Runge as surviving tenant by the entirety. Frances E. Runge subsequently died. Pursuant to Will of record in Will Book 160, page 737, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to John A. Griffin.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

30446

IDENTIFICATION REFERENCE

MAY 13 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) unimproved property, known as 1307 Tyne Boulevard, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of May, 19 88.

Sue E. Griffin

John A. Griffin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of May, 19 88, before me personally appeared John A. Griffin and Sue E. Griffin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7543 PAGE 996

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 131,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of May, 19 88.

My Commission Expires: Oct 9, 1991

_____
Notary Public

WARRANTY DEED

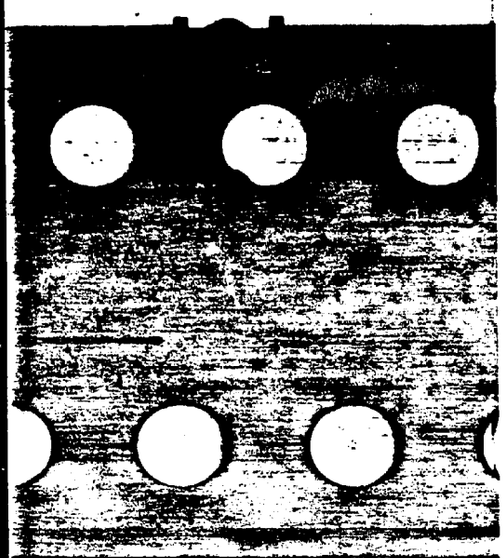
from:
John A. Griffin

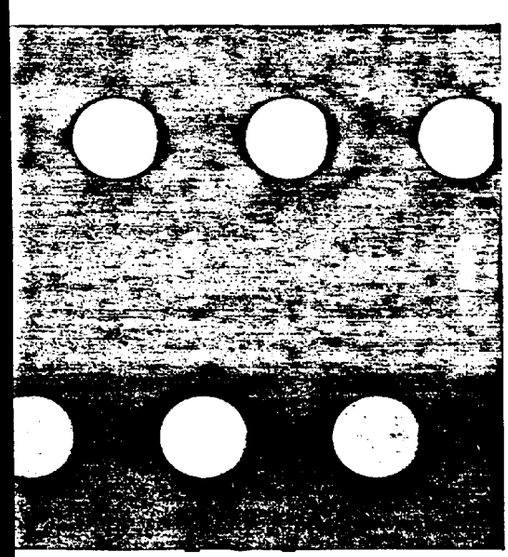
to:
Matthew B. Dozier and wife,
Kathleen A. Dozier

mail Robert J. Wagner. Atty
707 Third City Bank Bldg
315 Union St
37201

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27529





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7543 PAGE 997

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30446

IDENTIFICATION REFERENCE

MAY 13 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAPY
131500 00
CON TX 368.20
PRFEE 0.50
MTGED 6.00
TOTAL 374.70
CHECK 374.70
5/13/88 01 14:52 0001 7057

No. 91250