This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MITCHELL R. DOBBINS and wife, MARY LEE DOBBINS
5100 Lana Renee Court
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 100100
Atlanta, Georgia 30348

MAP AND PARCEL:

Map	98
Group	1
Parcel	99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MICHAEL DAVID GREENE and wife, DEBORAH SUE GREENE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MITCHELL R. DOBBINS and wife, MARY LEE DOBBINS**, 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:

> Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Roxborough Subdivision, as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 58 fronts 38.44 feet on the westerly margin of Lana Renee Court and extends back 172.02 feet on the northerly line and 308.59 feet on the southerly line to a dead line in the rear measuring 251.89 feet thereon.
>
> Being the same property conveyed to Michael David Greene and wife, Deborah Sue Greene by deed dated January 28, 1985 from Clyde E. Herring and wife, Tammye B. Herring as of record in Book 6483, page 491, Register's Office for Davidson County, Tennessee.

This is improved property known as 5100 Lana Renee Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5302, page 669, said Register's Office, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 5200, page 63, said Register's Office, including a 30 foot minimum building setback line from Lana Renee Court, a 20 foot easement for sewers along the front/southeast corner of the lot, a 2.5 foot by 25 foot utility anchor easement at the southeast corner of the lot, and a 10 foot easement for

public utilities and drainage along the rear line(s) of said lot. Real property taxes for 1989 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MITCHELL R. DOBBINS and wife, MARY LEE DOBBINS, their heirs and assigns, forever; and we, MICHAEL DAVID GREENE and wife, DEBORAH SUE GREENE 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of January, 1989.

MICHAEL DAVID GREENE

DEBORAH SUE GREENE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MICHAEL DAVID GREENE and wife, DEBORAH SUE GREENE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness, my hand and official seal at Mt. Juliet, Tennessee, this the 4th day of January, 1989.

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $77,400.00.

AFFIANT

Subscribed and sworn to before me this 4th day of January, 1989.

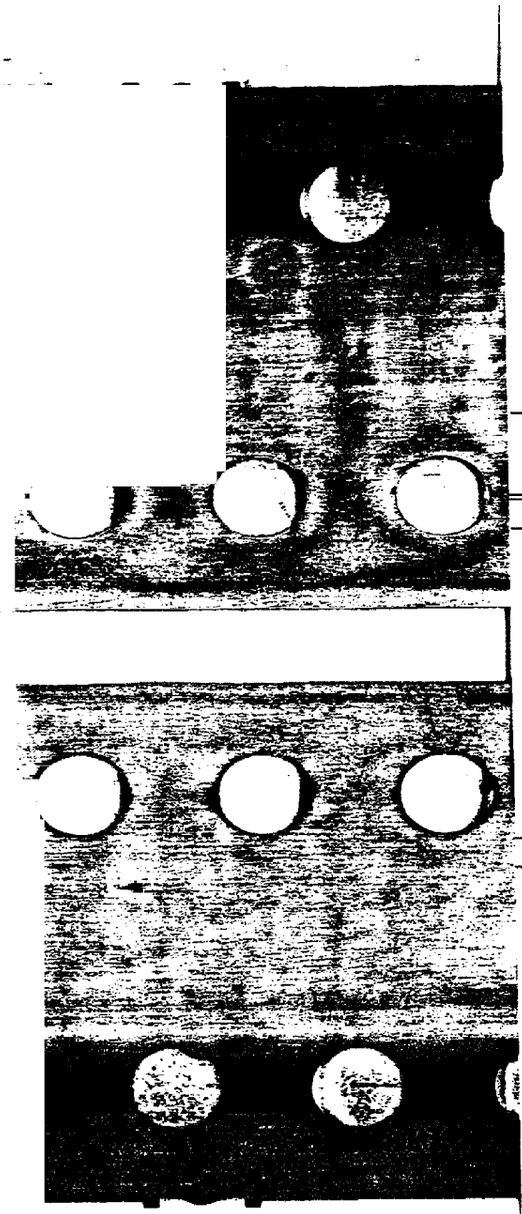
NOTARY PUBLIC
My Commission Expires: 4-2-89

RUSH
3647 01/05 0101 03CHECK
261.92

FILED 5 11 55 AM '89
KAY Z WILSON CLT REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

69295



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

RECEIVED OF _____

FOR _____

BOOK 7745 PAGE 220

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
				CAMT 77400.00
				CON TX 255.42
				PRFEE 0.50
				WDEED 6.00
				TOTAL 261.92
				CHECK 261.92
01/05/89	01			11:56 0001 3647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99265

IDENTIFI REFERENCE

JAN 5 11 55 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170335