Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

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WARRANTY DEED BOOK 8097 PAGE 44

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kimberly M. Myers 711 Yvonne Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 26-13 Parcel 2 Field Book No. GO 04386

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, JOE M. DORRIS and wife, CLAIRE K. DORRIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto KIMBERLY M. MYERS, a single woman, hereinafter referred to as the "GRANTEE", her 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. 56 on the Plan of Goodlettsville Heights, Section 4, a plan of which is of record in Book 2133, page 43, Register's Office for said County.
>
> Beginning on the easterly margin of Alta Loma Road at the corner of Lots Nos. 55 and 56; thence with the line of said two lots easterly 225 feet to a point; thence northerly 194.6 feet to a point; thence westerly 157.55 feet to the beginning of a curve; thence around said curve, having a radius of 24.58 feet southwesterly 38.4 feet to the easterly margin of Alta Loma Road; thence with said road southerly 191 feet to the beginning.
>
> Being the same property conveyed to Joe M. Dorris and wife, Claire K. Dorris by deed from Carl Blackburn and wife, Gladys R. Blackburn of record in Book 5761, page 715, Register's Office for 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, her 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. Taxes for the year 1990, which are a lien, but not yet due and payable which have been prorated between the parties and which will be paid by the GRANTEES when they become due.

2. Subject to the Plan of record in Book 2133, page 43, said Register's Office which shows an owner's certificate, and a 35-foot minimum building setback line from Alta Loma Road and Pleasant Green Drive; and a 10-foot easement for public utility purposes along the southerly line(s) of said lot; and a 10-foot easement for turnaround along front line of said lot.

3. Subject to an easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4363, page 111, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

TERRY G. SIMMONS executes this Warranty Deed as Attorney in Fact for JOE M. DORRIS and wife, CLAIRE K. DORRIS under a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 24th day of April, 1990.

Kimberly M Myers
KIMBERLY M. MYERS

Joe M. Dorris
JOE M. DORRIS by Terry G. Simmons, his Attorney-in-Fact

Claire K. Dorris
CLAIRE K. DORRIS by Terry G. Simmons, her Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY M. MYERS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of April, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24th day of April, 1990, before me personally appeared TERRY G. SIMMONS, to me known to be the person who executed the foregoing instrument in behalf of JOE M. DORRIS and wife, CLAIRE K. DORRIS, and acknowledged the he executed the same as the free act and deed of the said JOE M. DORRIS and wife, CLAIRE K. DORRIS.

WITNESS my hand and official seal at office on this the 24th day of April, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

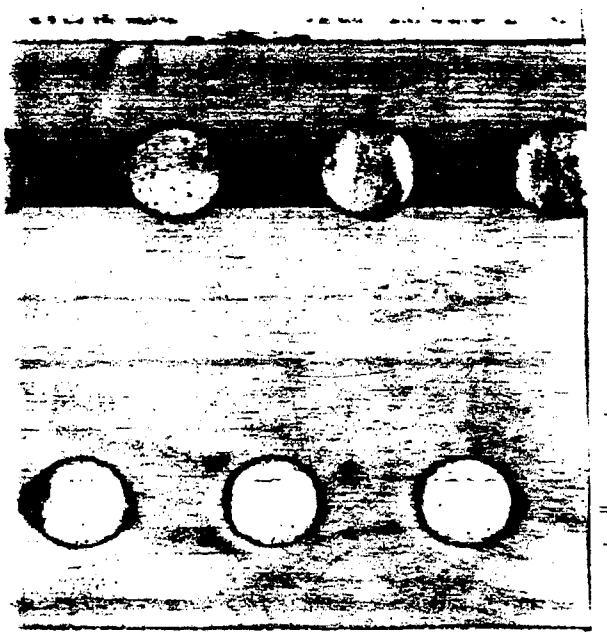
Kimberly M. Myers
Affiant

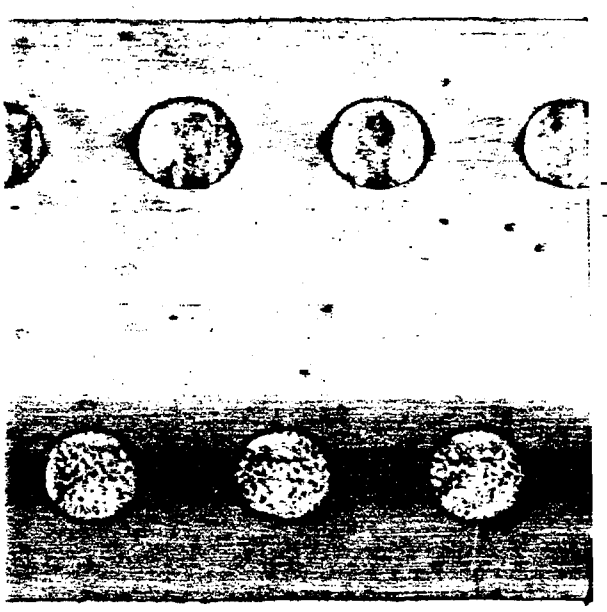
Sworn to and subscribed before me, this the 24th day of April, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

IDENTIF. REFERENCE
APR 27 8 52 AM '90
DAVIDSON COUNTY
2 U 9 1





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

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 46

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	100000.00
CON TX	330.00
PRFEE	1.00
WDEED	6.00
TOTAL	337.00
CHECK	337.00

04/27/90 01 08:52 0001 5038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22094

IDENTIF. TREFERENCE

APR 27 8 52 AM '90

DAVIDSON COUNTY T...

No. 314098