File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF June, 19 90

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan E. Niles	First Union Mortgage Corporation	MAP 118-10-0
(NAME) 3400 Springbrook Drive	(NAME) 4300 Six Forks Road	PARCEL 126.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	(STREET ADDRESS) Raleigh, NC 27619	16DA14225
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alan J. Dooley and wife, Mary M. Dooley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan E. Niles

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:

BEING Lot No. 67 on the Map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alan J. Dooley and wife, Mary M. Dooley by deed from David H. Perkins and wife, Sue A. Jones Perkins, filed of record in Book 7479, page 193, Register's Office for Davidson County, Tennessee.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Alan J. Dooley and Mary M. Dooley and delivered to Diamond Mortgage Corporation and assigned to First Union Mortgage Corporation in the amount of Eighty Two Thousand and No/100 Dollars ($82,000.00) dated February 26, 1988, and that certain Deed of Trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is recorded in Book 7479, page 196, in the Davidson County Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

unimproved (XX)
This is improved ( ) property, known as 3400 Springbrook Drive, Nashville, TN 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 22nd day of June, 19 90

Alan J. Dooley — Alan J. Dooley

Mary M. Dooley — Mary M. Dooley

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Alan J. Dooley and wife, Mary M. Dooley

(or proved to me on the basis of satisfactory evidence)

the bargainor__S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 19 90.

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Alan J. Dooley and wife, Mary M. Dooley

TO
Susan E. Niles

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

TENNESSEE REAL ESTATE TRANSFER

JUN 25 9 25 AM '90

RECORDED 1990/06/25 0101 CHECK 280.90

39403



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 83000.00
				CON TX 273.90
				PRFEE 1.00
				MDEED 6.00
				TOTAL 280.90
				CHECK 280.90
06/25/90	01			09:25 0001 3386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36403

IDENTIFICATION REFERENCE

JUN 25 9 25 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 331003