Box 1

BOOK 8553 PAGE 953

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 92.

Notary Public

MY COMMISSION EXPIRES: 10-9-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Road, #105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lofton W. Mayes, Jr. (NAME) | First Tennessee Bank National Association (NAME) | 133-02-0 |
| 169 McCall Street (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 1000 Dept. 47 (STREET ADDRESS) | 374.00 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38148 (CITY) (STATE) (ZIP) | 06DA 55854 |

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, Betty Lou Dornan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lofton W. Mayes, Jr. and wife, Rose Marie Mayes

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH

8553 4

IDENTIFICATION REFERENCE

FEB 20 10 55 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 169 McCall Street, Nashville, TN 37211
(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 my hand this 14th day of February, 19 92

Betty Lou Dornan

Betty Lou Dornan

STATE OF TENNESSEE
Davidson County
XXXXXX
At Large

BOOK 8553 PAGE 959

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Lou Dornan

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 14th day of February, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Betty Lou Dornan

TO
Lofton W. Mayes, Jr. and wife,
Rose Marie Mayes

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

EXHIBIT "A"



Land in Davidson County, Tennessee, being a Lot or Tract of land comprised of two parcels as follows:

PARCEL I
Part of Lot No. 31 on the Plan of Hinchey Petway's Plan of Lots of record in Minute Book "I", Page 442, Chancery Court at Nashville, described as follows:

Beginning at a point in the southerly margin of McCall Street, said point being the northwesterly corner of the Samuel Alton Ferguson et ux, et al, property as conveyed in Book 3570, Page 391, Register's Office for Davidson County, Tennessee; thence along the southerly margin of McCall Street, south 85 degrees 47' east a distance of 50 feet to a point; thence south 2 degrees 47' west a distance of 225 feet, more or less, to a point; thence north 87 degrees 00' west a distance of 50 feet to a point; thence north 2 degrees 47' east a distance of 226.2 feet to the point of beginning.

PARCEL II
Being an unnumbered and reserved parcel on the easterly margin of the plan of McCall Park, as of record in Book 3500, Page 86, Register's Office for said County, described as follows:

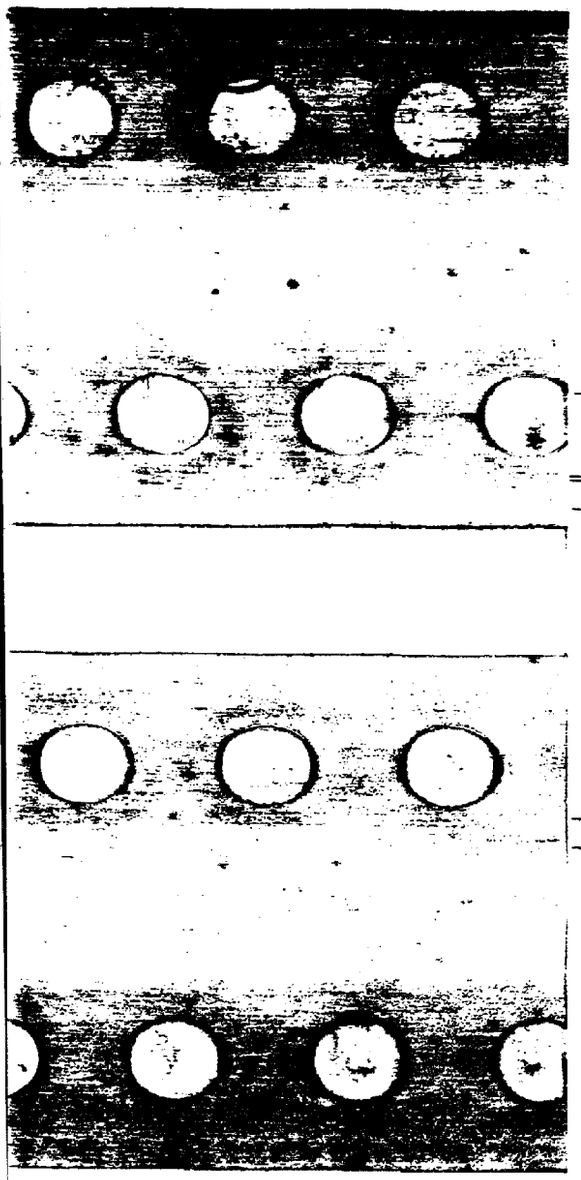
Beginning at a point in the southerly margin of McCall Street and being the northeast corner of the plan of McCall Park, thence along the easterly line of said subdivision south 2 degrees, 47' west 226.2 feet to a point, being the southeast corner of said subdivision; thence westerly along the southerly margin of said subdivision 56.9 feet to a point in the east margin of Sabre Drive; thence northerly along hte east margin of said Sabre Drive 98.3 feet to a point in same; thence continuing in a northerly direction along the easterly margin of said street 104 feet to the beginning of a curve; thence around said curve northeasterly 39.3 feet to a point in the south margin of McCall Street; thence with the margin of the same westerly 10 feet to the point of beginning.

Being the same property conveyed to Betty Lou Dornan by deed of record in Book 4886, Page 977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

B.D.

2722 02/20 0101 03CHECK 365.20



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

RECEIVED OF _____

FOR _____

BOOK 8553 PAGE 961

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 96000.00 |
| | | | | CON TX 355.20 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 365.20 |
| | | | | CHECK 365.20 |
| 02/20/92 | 01 | | | 10:56 0001 2732 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8553 4

IDENTIFICATION REFERENCE

FEB 20 10 55 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 503287