54068

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

Mail

93 AUG 20 AM 8:40

FEE REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-2794

MAP/GROUP/PARCEL
41-39

BOOK 9053 PAGE 64

NEW OWNER'S NAME AND ADDRESS:
JAMES I. AND CAROLYN DOWLEN
4010 BRICK CHURCH PIKE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, David Eddie Rawls, Jr., Executor for the Estate of D. E. Rawls, (being one and the same as David Eddie Rawls, Sr.) now deceased, as appointed by the Probate Court for Davidson County in Case Number 98474, hereinafter called Grantor, does hereby transfer and convey unto James I. Dowlen and wife, Carolyn Dowlen, their heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A FOR DESCRIPTION OF THE SUBJECT PROPERTY.

BEING part of the property conveyed to grantors herein by deed of record in Book 2346, Page 206, and in Book 2444, Page 218, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

David Eddie Rawls Jr. Executor

David Eddie Rawls, Jr., Executor
of the Estate of David Eddie Rawls, Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, David Eddie Rawls, Jr., with whom I am personally acquainted, as Executor of the Estate of David Eddie Rawls, Sr. (also known as D. E. Rawls) and made oath that he, as such Executor, executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 20th day of July, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-97

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $140,000.00.

David Eddie Rawls, Jr. Executor
AFFIANT

Sworn to and subscribed before me, this the 20th day of July, 1993.

NOTARY PUBLIC

My Commission Expires:
2-1-97

1976 08/20 0101 03CHECK 531.00

L E G A L D E S C R I P T I O N

D. E. RAWLS HEIRS

17.90 ACRES

Property Being located in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Rodney F. Martin, Surveyor, Tennessee Number 1426, dated July 5, 1993 as follows:

Beginning at an iron rod in the west margin of Brick Church Pike (30 feet from the center), being the southeast corner of this tract and being the northeast corner of the Owen E. Hodges property of record in Deed Book 2038, Page 124, Register's Office of Davidson County, Tennessee;

THENCE with Hodges north line North 89 degrees 40 minutes 31 seconds West for a distance of 1500.32 feet to an iron pin at a post, the southeast corner of the Jerry Alley Drake property of record in Deed Book 5079, Page 136, Register's Office of Davidson County, Tennessee;

THENCE leaving said Hodges' property and with the east line of said Drake property North 06 degrees 16 minutes 26 seconds East for a distance of 571.49 feet to an iron pin in the south line of Section Two of the Skyline Subdivision of record in Plat Book 3700, Page 46, Register's Office of Davidson County, Tennessee;

THENCE leaving Drake's property and with the south line of Section Two of the Skyline Subdivision and along a portion of the south line of Section One of the Skyline Subdivision of record in Plat Book 2854, Page 117, North 88 degrees 19 minutes 36 seconds East for a distance of 1100.16 feet to an iron pin at a post;

THENCE leaving said Skyline Subdivision and severing the property of D. E. Rawls heirs and with the west property lines of Louie E. Johnston, Sr. of record in Deed Book 3370, Page 305 Register's Office of Davidson County, Tennessee, and Robert A. Lehmann of record in Deed Book 8758, Page 20, Register's Office of Davidson County, Tennessee, South 01 degrees 59 minutes 58 seconds East for a distance of 229.14 feet to an iron pin at a post;

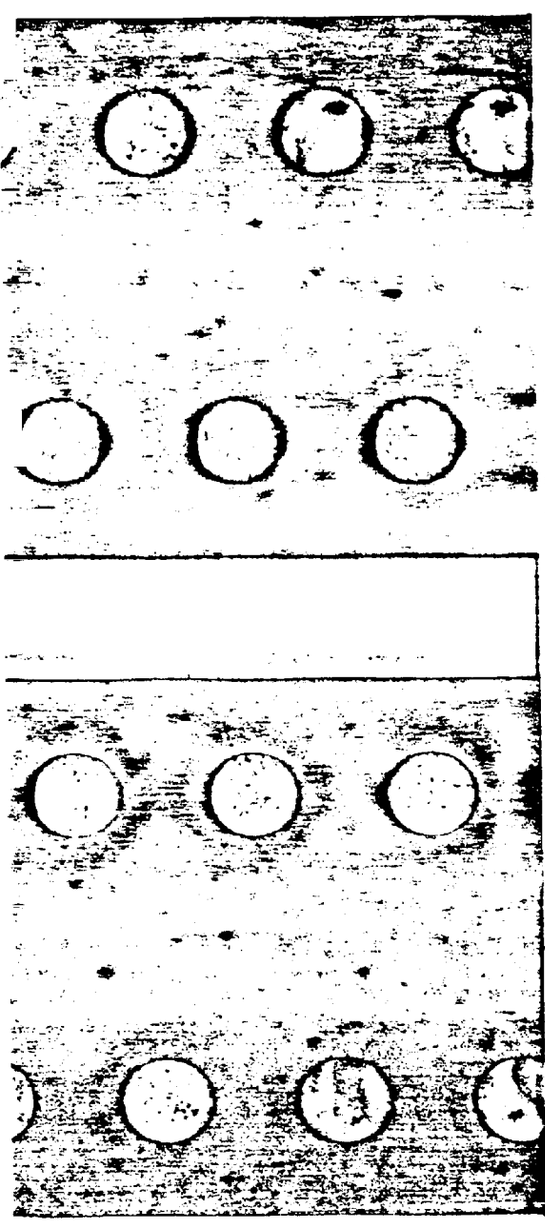
THENCE continuing with said Lehmann property North 88 degrees 35 minutes 17 seconds East for a distance of 273.34 feet to an iron pin in the west margin of said Brick Church Pike;

THENCE with said margin of the pike along a curve to the left having a radius of 1501.65 feet and an arc length of 391.71 feet, being subtended by a chord of South 08 degrees 22 minutes 39 seconds East for a distance of 390.60 feet to the point of beginning, containing 17.90 acres more or less.

Being part of the property conveyed to D. E. Rawls and wife, Alice Maude Rawls of record in Deed Book 2346, Page 206, and in Deed Book 2444, Page 218, Register's Office of Davidson County, Tennessee.

This property is subject to a T. V. A. transmission line easement of record in Deed Book 2811, Page 534, Register's Office of Davidson County, Tennessee.

This property is subject to a 20' sanitary sewer easement of record in Deed Book 6447, Page 726, Register's Office of Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9053 PAGE 67

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	
				140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	531.00
			CHECK	531.00
08/20/93	01	08:39	0001	1976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54068
IDENTIF. & REFERENCE

93 AUG 20 AM 8:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 688299