BOOK 9402 PAGE 250

69228
IDENTIF. # REFERENCE

This document was prepared by:

Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

94 JUL -8 AM 11:57
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
ROBERT A. FENING, ET UX 265 ST. ANDREWS DRIVE FRANKLIN, TN 37064	SAME	A PORTION OF M-183, P-138

FOR AND IN CONSIDERATION OF THE SUM OF Ten and no/100 ($10.00) Dollars, cash in hand paid by **ROBERT A. FENING** and wife, **JOANN MOTT FENING**, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **CHARLES R. DORNAN** and wife, **MARTHA J. DORNAN**, we, have this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT A. FENING** and wife, **JOANN MOTT FENING**, the Grantees herein, their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 2:
Land in the 5th Civil District of Davidson County, Tennessee, and being Tract #2 according to a survey by Billy Carl Tomlin dated May 5, 1985, not of record and more particularly described as follows:

Beginning at an iron pin at the common northerly corners of Tracts 1 and 2 being 240 feet from the corner of Old Hickory Boulevard and Battle Road; thence following Old Hickory Boulevard South 81 degrees 30 minutes West 20 feet; thence South 71 degrees West 100 feet; thence South 67 degrees 15 minutes West 183 feet to the margin of Tract No. 3; thence leaving Old Hickory Boulevard along the margin of Tract No. 3, South 7 degrees West 757 feet; thence South 83 degrees 30 minutes East 264 feet; thence along the margin of Tract No. 1, North 7 degrees East 892 feet to the point of beginning and containing 5.05 acres more or less.

Being the same property conveyed to Charles Dornan and Fred M. Jeffries by deed from Don Miley Keirns of record in Book 6595, Page 831, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles Dornan, by Quitclaim Deed of Record in Book 6676, page 909, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Old Hickory Blvd., Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1. 1994 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with Grantors paying their prorata part thereof to Grantees, who will be responsible for payment of said taxes when they become due. Any and all rollback taxes assessed against said property will be paid by Grantee at the time they become due and payable.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 29th day of June, 1994.

Charles R Dornan — Martha J. Dornan

CHARLES R. DORNAN **MARTHA J. DORNAN**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $65,000.00. Subscribed and sworn to before me, this the 29th day of JUNE, 1994.

Robert O'Fleming
AFFIANT

Notary Public
NOTARY PUBLIC

My commission expires: 7/27/96

STE 07/08 0101 03CHECK 249.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, Charles R. Dornan and wife, Martha J. Dornan, the within named bargainors, 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 29th day of June, 1994.

Notary Public
NOTARY PUBLIC

My commissions expires: 7/27/96

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

RECEIVED OF _____

FOR _____

BOOK 9402 PAGE 252

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL GODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

07/08/94 01 11:59 0001 4952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69228
IDENTIF. ↑ REFERENCE

94 JUL -8 AM 11:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 811585