BOOK 9417 PAGE 837 Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles R. Dornan (NAME) | Same (NAME) | PART OF |
| 5954 Pettus Road (ADDRESS) | (NAME) | M-174 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | P-9 |

FOR AND 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, Ruth Dunn and Silas Randall Dunn, Co-Executors of the estate of Mary Ann Wisener, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Dornan and wife, Martha J. Dornan

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:

A tract of land situated in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin found in the westerly margin of Pettus Road, said iron pin being the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, page 980, R.O.D.C., TN, and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 00 deg. 03' East, 55.14 feet to a point; thence, with the westerly margin of Pettus Road, South 04 deg. 02' West, 55.14 feet to an iron pin set; thence, leaving said westerly margin with the following five courses and distances common to Tract 2, to-wit: North 83 deg. 57' West, 211.46 feet to an iron pin set; North 49 deg. 19' West, 20.96 feet to an iron pin set; North 66 deg. 29' West, 191.42 feet to an iron pin set; North 71 deg. 32' West, 310.84 feet to an iron pin set; North 00 deg. 08' East, 466.02 feet to an iron pin set on the southerly line of a tract of land deeded to Charles R. Dornan as of record in Deed Book 5894, page 186, R.O.D.C., TN; thence, with a line common to Dornan and Robert T. Burrow as of record in Deed Book 6858, page 840, R.O.D.C., TN, South 83 deg. 48' East, 338.10 feet to an iron pin found, said iron pin being a common corner to Melvin Duane Boehm; thence, with a line common to Boehm, South 83 deg. 04' East, 96.92 feet to an iron pin found; thence, with a line common to Boehm, South 12 deg. 04' West, 480.42 feet to a creosote post fence corner; thence, with a line common to Boehm, South 82 deg. 25' East, 370.59 feet to the point of beginning and containing 5.25 acres more or less according to a survey by Billy Carl Tomlin & Associates RLS #383, dated June 21, 1994.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as _____ (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 hand s this 22nd day of July 19 94

Ruth Dunn, Co-Executor

Ruth Dunn, Co-Executor

Silas Randall Dunn, Co-Executor

Silas Randall Dunn, Co-Executor

BOOK 9417 PAGE 838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Dunn and Silas Randall Dunn, Co-Executors

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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 July, 19 94.

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

Being part of the same property conveyed to James A. Wisener and wife, Mary Ann Wisener from Ethel Wisener, who retained a life estate and she having since died, by deed of record in Book 2538, page 601, Register's Office for Davidson County, Tennessee. The said James A. Wisener having predeceased Mary Ann Wisener and she acquired the property by tenants by the entireties. The said Mary Ann Wisener having died and her estate being probated under Docket No. 93P-1625. Ruth Dunn and Silas Randall Dunn having been appointed Co-Executors and they having been directed to sell the property by court order of record in Minute Book 383, page 509, Probate Court for Davidson County, Tennessee.

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

74856

IDENTIF. ↑ REFERENCE

94 JUL 26 PM 2:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1005 07/26 0101 03CHECK
293.90





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

RECEIVED OF _____

FOR _____

BOOK 9417 PAGE 839

| | | |
|---|---|---|
| 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 77000.00 |
| | | | | MOR TX 284.90 |
| | | | | ERR CO |
| | | | | MOR TX 284.90- |
| | | | | CON TX 284.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 293.90 |
| | | | | CHECK 293.90 |
| | | | 07/26/94 01 | 14:25 0001 1005 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

74856
IDENTIF. ↑ REFERENCE

94 JUL 26 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 817566