56

WARRANTY DEED

BOOK 9530 PG 174

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **22nd** day of **November, 1994** by and between

THE ESTATE OF ANNE S. DOZIER ,
hereinafter referred to as Grantor, and

THOMAS C. ALSUP, A MARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 OF BLOCK "E" ON THE PLAN OF BERRY HILL GARDENS, AS OF RECORD IN BOOK 1130, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 27 FRONTS 69.1 FEET ON THE WESTERLY MARGIN OF DOGWOOD PLACE AND EXTENDS BACK BETWEEN LINES, 127.6 FEET ON THE NORTHERLY LINE AND 125 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANNE S. DOZIER BY DEED FROM THE ESTATE OF HUGH MARSHALL DOZIER, ANNE S. DOZIER AND CHARLES M. BROOME, III, CO-EXECUTORS OF RECORD IN BOOK 5381, PAGE 869, SAID REGISTER'S OFFICE.
THE SAID ANNE S. DOZIER HAVING SINCE DIED LEAVING CHARLES M. BROOME, III AND DORSEY H. TYNES AS CO-EXCUTORS OF HER WILL.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Witness

Witness

THE ESTATE OF ANNE S. DOZIER

CHARLES M. BROOME, III CO-EXECUTOR

DORSEY H. TYNES CO-EXECUTOR

INDIVIDUAL

STATE OF FLORIDA)
COUNTY OF CHARLOTTE)

BOOK 9530 PG 175

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **THE ESTATE OF ANNE S. DOZIER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of **November, 1994**.

BRENDA D. BOWMAN
MY COMMISSION # CC 174585
EXPIRES: January 24, 1995
Bonded Thru Notary Public Underwriters

Notary Public BRENDA D Bowman

Commission Expiration: 1/24/95

INDIVIDUAL

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~CHARLOTTE)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of **November, 1994**.

BRENDA D. BOWMAN
MY COMMISSION # CC 174585
EXPIRES: January 24, 1995
Bonded Thru Notary Public Underwriters

Notary Public
BRENDA D. BOWMAN

Commission Expiration: 1/24/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$45,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **22nd** day of **November, 1994**.

Notary Public

Commission Expiration: My Commission Expires MAY 23, 1998

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, the within named bargainor, Dorsey H. Tynes, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of November, 1994.

Notary Public

My Commission Expires MAY 23, 1998

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

SEND TAX BILLS TO:
THOMAS C. ALSUP

PROPERTY ADDRESS:
2819 DOGWOOD PLACE
NASHVILLE, TN. 37204

MAP PARCEL NUMBER
118-11-89

12149
IDENTIF. & REFERENCE

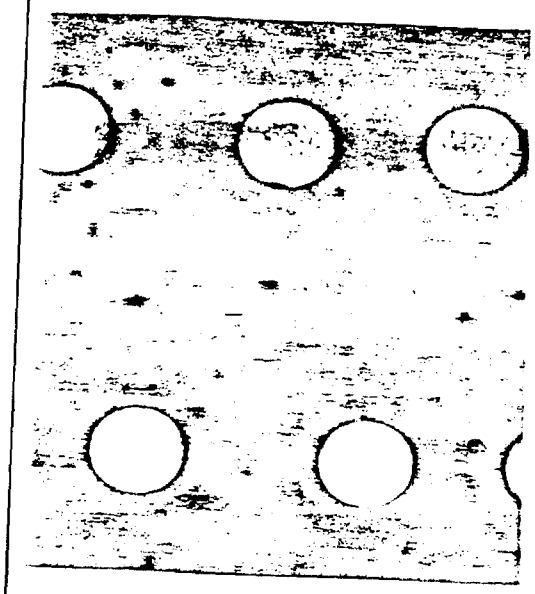
94 NOV 28 PM 3:19
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

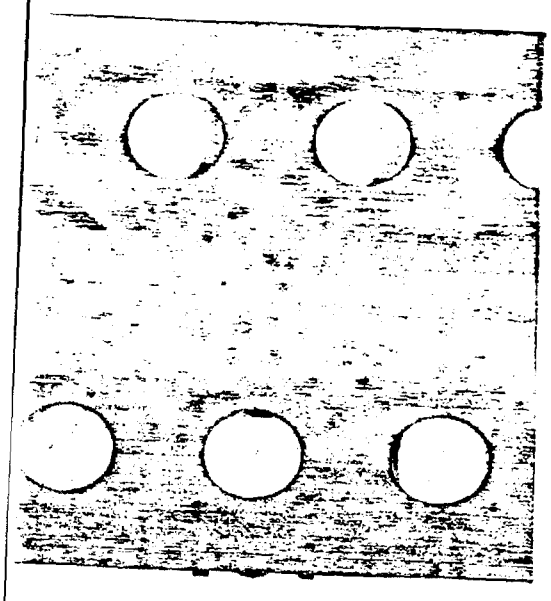
7507 11/28 0101 03CHECK 175-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9530 PG 176

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

11/28/94 01 15:20 0001 7507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12149
IDENTIF. ↑ REFERENCE

94 NOV 28 PM 3:19

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 857547