56

BOOK 9680 PG 527

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

THIS INDENTURE, made and entered into as of the **23rd** day of **May, 1995** by and between

WILLIAM H. DORRIS, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

JAMES H. DAWKINS and MAXINE DAWKINS, HUSBAND AND WIFE ,

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. 2 ON THE PLAN OF THE RESUBDIVISION OF ROLLING GREEN SUBDIVISION, LOT #99, OF RECORD IN BOOK 4060, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO WILLIAM H. DORRIS BY DEED FROM MOSS INVESTMENTS, A PARTNERSHIP - CORDELL R. MOSS AND WIFE, NINA S. MOSS OF RECORD IN BOOK 9183, PAGE 224, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

1995 05 25 0111 030HEBK 223.60

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, their 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.

0063631
IDENTIF. # REFERENCE

95 MAY 25 AM 8:31
REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM H. DORRIS

5C

BOOK 9680 PG 528

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM H. DORRIS, AN UNMARRIED PERSON** , 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 **23rd** day of **May, 1995**.

Notary Public

Commission Expiration: My Commission Expires Nov. 25, 1995

DANA HILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK

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 **$58,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

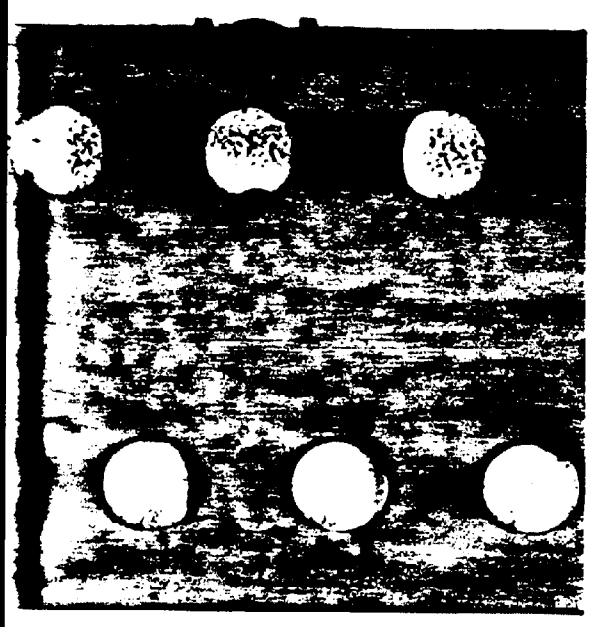
Affiant

Subscribed and sworn to before me this **23rd** day of **May, 1995.**

Notary Public

Commission Expiration: My Commission Expires Nov. 25, 1995

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	JAMES H. DAWKINS MAXINE DAWKINS 1014 APEX STREET NASHVILLE, TN. 37206	812 FOWLER STREET OLD HICKORY, TN. 37138 MAP PARCEL NUMBER 44-14-55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

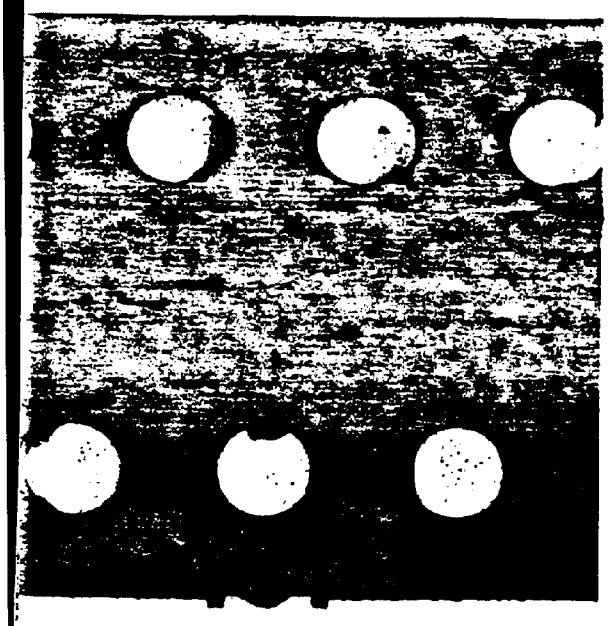
RECEIVED OF _____

FOR _____

9680PC529

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHESK 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/25/95 01 08:33 0001 4201

0063631
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 8:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913536