[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Stephenie D. Egan	First American National Bank	MAP and PARCEL
[904 Allen Road	Attn: Tax Dept.	96-14-135
[Nashville, TN 37214	First American Center	
	Nashville, TN 37237	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Roy Wayne Dotson, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Stephenie D. Egan, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Happy Acres Subdivision, of record in Book 2331, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 125 feet on the north side of Allen Road and runs back 178.2 feet on the east line and 181.5 feet on the west line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Roy Wayne Dotson, by deed from James D. Hughey, of record in Book 7213, Page 19, Register's Office for Davidson County, Tennessee.

This is property with a common address of 904 Allen Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 63, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2447, Page 557, said Register's office.

95 OCT -3 AM 10:39

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0107794

IDENTIF. & REFERENCE

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $77,500.00
[
[Affiant

[Subscribed and sworn before me this 25th day of September, 1995.
[
[My Commission Expires: 7/14/99 Notary Public

EDMUND H. ARCHER ★ NOTARY PUBLIC ★ WILLIAMSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **September, 1995.**

Roy Wayne Dotson

Roy Wayne Dotson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Roy Wayne Dotson, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

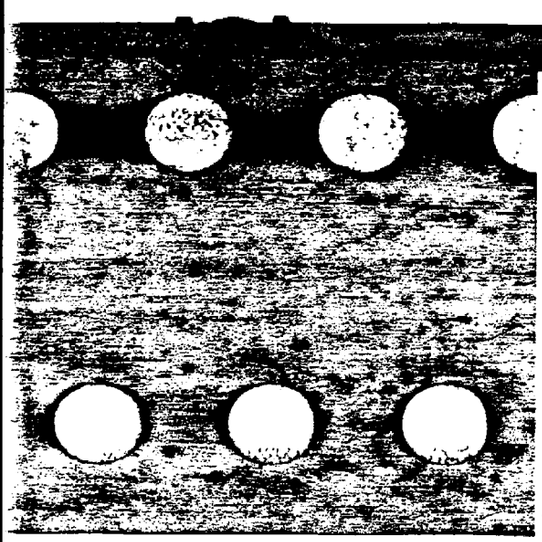
Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **September, 1995.**

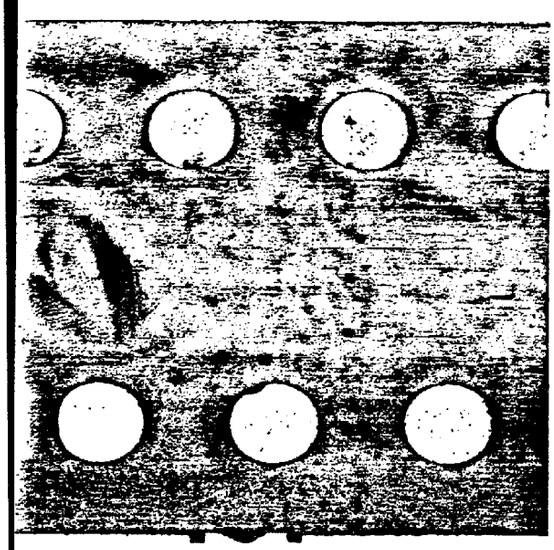
Notary Public
My Commission Expires: 7/

EDWARD W. ARCHER NOTARY PUBLIC ARGYLE WILLIAMSON CO. TENN.

File No. 9509-346

2061 10/03 0101 03CHECK 295.75





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

RECEIVED OF _____

FOR _____

BOOK 9815 PG 84

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	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	8.00
TOTAL	295.75
CHECK	295.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/95 01 10:40 0001 2061

0107794
IDENTIF. ↑ REFERENCE

95 OCT -3 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960850