0177589

IDENTIF. ↑ REFERENCE

MAIL ENV.

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

96 MAY -2 AM 10:54

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
CHRISTOPHER S. DOZIER and REBEKAH LOUISE COX
301 S. Cameron Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FIRST TENNESSEE BANK NATIONAL ASSOCIATION
P.O. Box 1000, Dept. 47
Memphis, TN 38148

MAP AND PARCEL:
MAP 64-11A
PARCEL 77

BOOK 10036 PG 378

WARRANTY DEED

7001 05/02 0101 03CHECK 408.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JAMES K. HANNAH, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto CHRISTOPHER S. DOZIER, unmarried, and REBEKAH LOUISE COX, unmarried, as joint tenants with the right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, Pages 821 and 822, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James K. Hannah by deed from Continental Development & Construction, Inc. of record in Book 8011, Page 705, corrected in Book 10036, Page 376, said Register's Office.

This is improved property known as 301 S. Cameron Court, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees;

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Pages 821 and 822, Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions and By-Laws for Caleb Chase of record in Book 6777, Page 453, corrected in Book 6783, Page 805, amended in book 7189, Page 553, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said CHRISTOPHER S. DOZIER and REBEKAH LOUISE COX, their heirs and assigns, forever; and I, JAMES K. HANNAH do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kristi Hannah, spouse of James K. Hannah, hereby joins in the execution of this instrument for the sole purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said James K. Hannah.

BK/PG 1003/PG379

Witness our hands this the 30th day of April, 1996.

JAMES K. HANNAH

KRISTI HANNAH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JAMES K. HANNAH and wife, KRISTI HANNAH, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

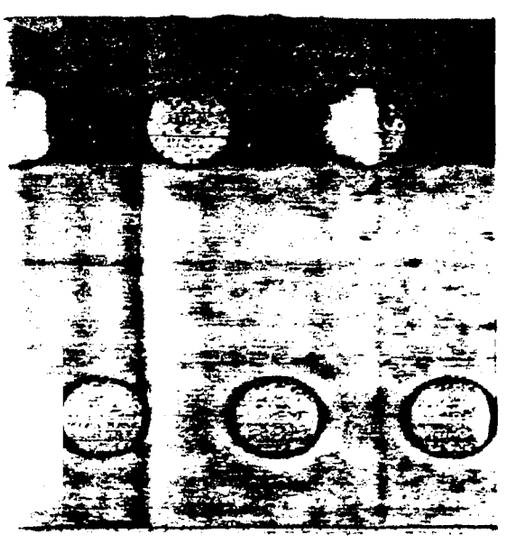
The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

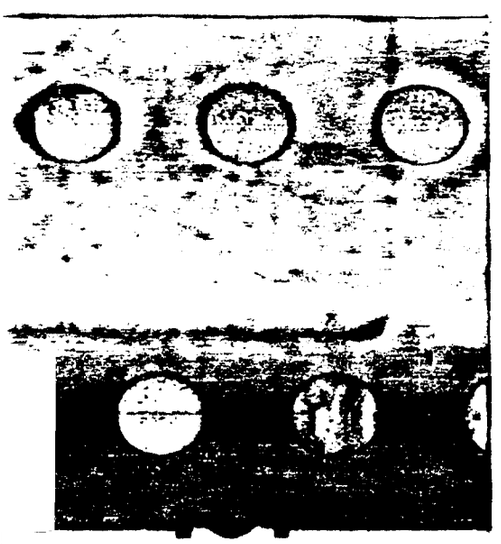
AFFIANT

Subscribed and sworn to before me on this 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997





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

RECEIVED OF _____

FOR _____

BOOK 10036 PG 380

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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

05/02/96 01 10:59 0001 7056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177589
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035090