Bk 58

WARRANTY DEED

BOOK 10055 PG 207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil H. Dobyns (NAME)	Neil H. Dobyns (NAME)	MAP 105-16
2010-2014 Gladstone Avenue (ADDRESS)	P.O. Box 100467 (ADDRESS)	PARCELS 87 & 89
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37224-0467 (CITY) (STATE) (ZIP)	

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, Harold E. Trauernicht and wife, Margaret A. Trauernicht and d/b/a A & H Venders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil H. Dobyns

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:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 90, on the Map of Corinne Place as of record in Book 332, page 1, of the Register's Office for said County, to which reference is made for a more complete description.

TRACT II
Land in Davidson County, Tennessee, being Lot No. 91, on the Map of Corinne Place as of record in Book 322, page 1, of the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Harold E. Trauernicht and wife, Margaret A. Trauernicht d/b/a A & H Venders by deed from Roy T. Alexander and wife, Christine M. Alexander of record in Book 9045, page 568, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior deed.

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantee(s) the day of closing; all matters on the plan of record in Book 332, page 1, said Register's Office; any and all restrictive covenants and/or easements, including thoses set out in Book 5455, page 15, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 2010-2014 Gladstone Avenue, Nashville, TN 37211
(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 17th day of May 19 96

Harold E Trauernicht and as A & H Venders
Harold E. Trauernicht d/b/a A & H Venders

Margaret A Trauernicht
Margaret A. Trauernicht

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10055 PG 208

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold E. Trauernicht and wife, Margaret A. Trauernicht and d/b/a A & H Venders

the bargainor s, 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 17th day of May, 19 98.

Commission expires 1/29/2002

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

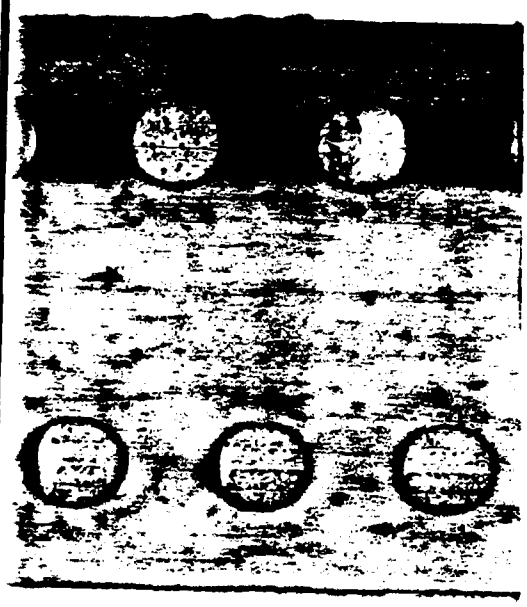
1100431

IDENTIFICATION REFERENCE

97 MAY 29 PM 1:31

97 MAY 29 0701 03CHECK

201.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

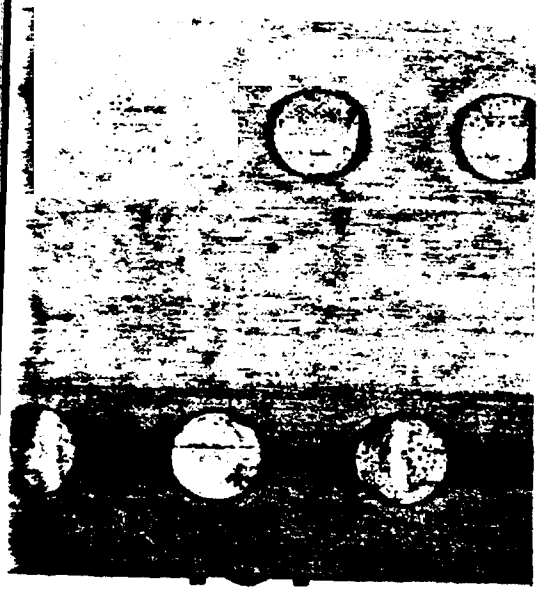
FOR _____

BOOK 10055 PG 209

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 52000.00
				CON TX 192.40
				PRFEE 1.00
				MTEED 8.00
				TOTAL 201.40
				CHECK 201.40

05/20/96 01 13:35 0001 3454



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183431
IDENTIF. ← REFERENCE

MAY 20 PM 1:3

No. 1041399