This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10084 PG 601

ADDRESS NEW OWNER:
Andrew T. Doris II and Athena A. Doris
7005 Northridge Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 142-13-A
GROUP
PARCEL 64

WARRANTY DEED

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, we, Steven J. Charous and wife, Rebecca W. Charous, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew T. Doris II and wife, Athena A. Doris, 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. 64 on the Plan of Phase I Boundary Plat of Riverside, of record in Book 6900, page 490, 491, 492, Register's Office of said County.
>
> Said Lot No. 64 fronts 69.39 feet on the northerly margin of Northridge Drive and extends back 135.74 feet on the easterly line and 135.75 feet on the westerly line to a dead line in the rear, measuring 67.90 feet thereon.
>
> Being the same property conveyed to Steven J. Charous and wife, Rebecca W. Charous by deed from John Rochford Builders, a corporation, as of record in Book 8774, page 536, Register's Office for Davidson County, Tennessee.

This is improved property known as 7005 Northridge Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619 and Book 7405, page 780, said Register's Office, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.
3. The Plan of record in Book 6900, page 490, 491, and 492, revised in Book 6900, page 784, said Register's Office, which shows a 20 foot minimum building setback line from the front and rear lot lines and 5 foot setback lines from each side

line and a 75 foot easement for public utility and drainage purposes along the rear line of said lot and a 15 foot NES easement along the front line of said lot.

4. Subject to the rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew T. Doris II and wife, Athena A. Doris, their heirs and assigns, forever; and we, Steven J. Charous and wife, Rebecca W. Charous, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10084 PG 602

Witness our hands this the 10th day of June, 1996.

Steven J. Charous

Rebecca W. Charous, By: Steven J. Charous, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven J. Charous , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed on behalf of Rebecca W. Charous as her Attorney-in-Fact, as the free act and deed of Rebecca W. Charous. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

BOOK 10084 PG 603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steven J. Charous, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this 10th day of June, 1996.

Notary Public

My Commission Expires:
Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 188,500.00.

AFFIANT

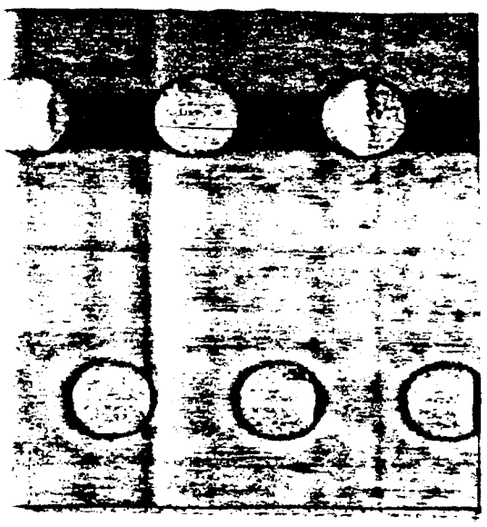
Subscribed and sworn to before me
this 10th day of June, 1996.

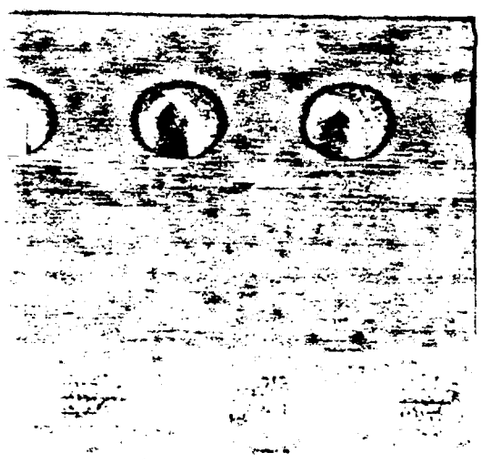
NOTARY PUBLIC
My Commission Expires: 11/20/96

0192040
IDENTIFICATION REFERENCE

96 JUN 12 PM 3:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2741 06/12 0101 03CHECK 710.45





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

RECEIVED OF _____

FOR _____

BOOK 10084 PG 604

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	
				188500.00
			CDN TX	697.45
			PRFEE	1.00
			WDEED	12.00
			TOTAL	710.45
			CHECK	710.45
06/12/96	01		15:28 0001	2741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192040
IDENTIF. # REFERENCE

96 JUN 12 PM 3:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1050571