ADDRESS NEW OWNER:

Mrs. Dorothy Rose
4365 Enchanted Circle
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

MAP: 58-14; *PARCEL:* 71; *TRACT:* 138-A BOOK 10101 PG 292

WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, herein the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the said **DOROTHY ROSE**, the **GRANTEE** herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:
>
> Beginning at an iron pin set at the common rear corner of Lots 138 and 139, Enchanted Hills, Section 3, recorded in Book 3842, Page 90, R.O.D.C., Tennessee, said pin being S2 degrees 18'W, 0.81 feet from an existing concrete monument; thence,
>
> 1. With the west line of Lot No. 138, S2 degrees, 18'W, 125.02 feet to an iron pin set at the common corner of Lots 135 and 138; thence,
>
> 2. N86 degrees, 46'W, 60.00 feet to an iron pin set in the center of Parcel 71; thence,
>
> 3. With the center of Parcel 71, N2 degrees, 18'E, 125.02 feet to an iron pin set; thence,
>
> 4. S86 degrees, 46'E, 60.00 feet to the point of beginning and containing 7,501 square feet.
>
> Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This is part of the improved property known as 4365 Enchanted Circle, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR further covenants and binds itself

and its heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

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 my hand this 27 day of June, 1996.

SELLER: **ENCHANTED HILLS, INC.**

By Marshall H. Ragan

Title President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall H. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marshall H. Ragan, as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 27th day of June, 1996.

Barbara M. Daniels

NOTARY PUBLIC

My commission expires: 5-23-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 10101 PG 294

The actual consideration for this transfer or value of property (whichever is greater) is $747.77.

Dorothy Ann Rose
AFFIANT

SWORN to and subscribed before me, this 27 day of June, 1996.

B. Edwards - Dep. Reg.
NOTARY PUBLIC

~~My commission expires:~~ _____

THIS INSTRUMENT PREPARED BY:

Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37218

c:mw:\deeds\WDRoseD

76-005
5/16/96

PROPERTY DESCRIPTION
TRACT NO. 138-A
(TO BE CONVEYED TO DORSEY G. ROSE) BOOK 10101 PG 295

A tract of land in the First Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14 and being more particularly described as follows:

Beginning at an iron pin set at the common rear corner of Lots 138 and 139 Enchanted Hills Section 3 recorded in Book 3842, Page 90, R.O.D.C., Tennessee, said pin being S2°18'W, 0.81 feet from an existing concrete monument; thence,

1. With the west line of Lot No. 138, S2°18'W, 125.02 feet to an iron pin set at the common corner of Lots 135 and 138; thence,

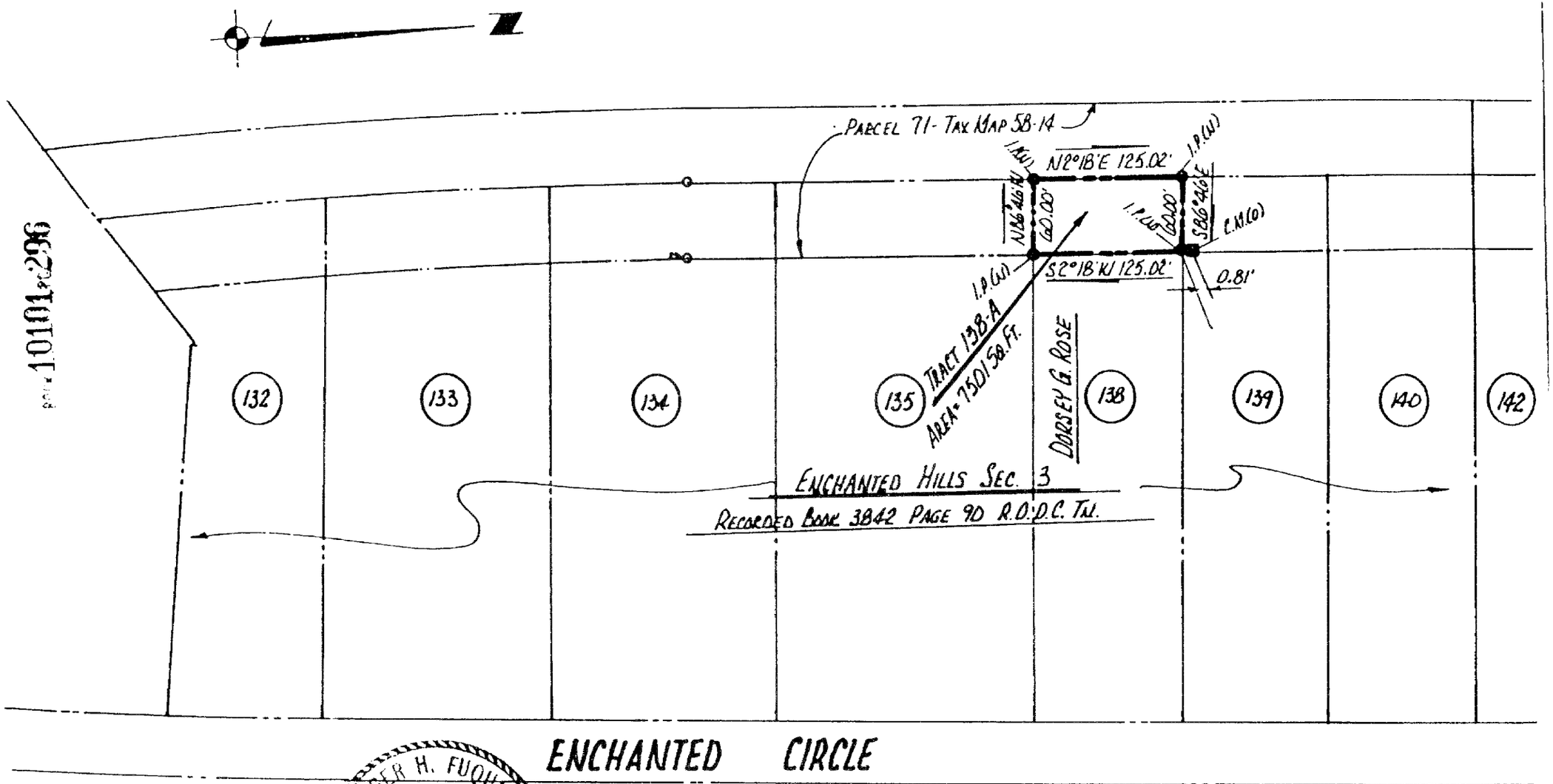
2. N86°46'W, 60.00 feet to an iron pin set in the center of Parcel 71; thence,

3. With the center of Parcel 71, N2°18'E, 125.02' feet to an iron pin set; thence,

4. S86°46'E, 60.00 feet to the point of beginning and containing 7,501 square feet.

Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, Page 449, R.O.D.C., Tennessee.

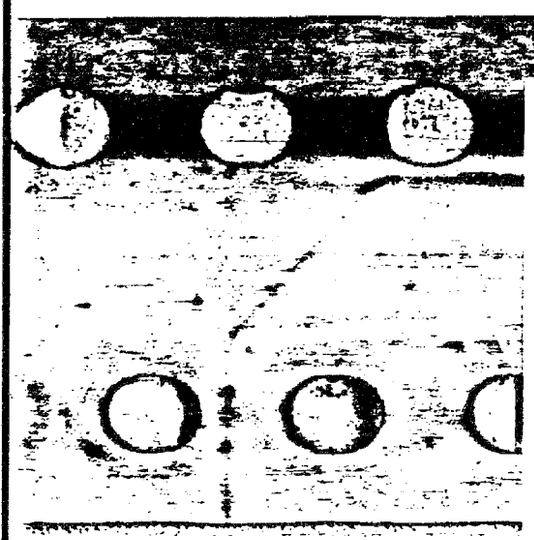
0197516
IDENTIFICATION REFERENCE
96 JUN 27 PM 2:51
REGISTER
DAVIDSON COUNTY, TN
3649 06/27 2:01 03CHECK 23.77

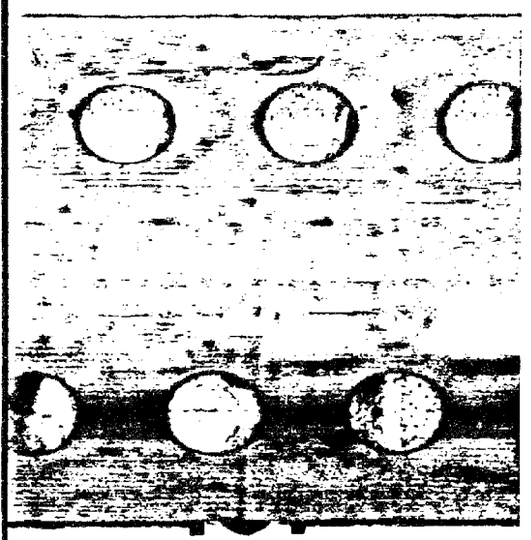


ROGER H. FUQUA
REGISTERED LAND SURVEYOR
AGRICULTURE
5/24/96
TENNESSEE NO. 502

BOUNDARY SURVEY TRACT NO. 138-A
TO BE CONVEYED TO DORSEY G. ROSE
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN.
SCALE: 1"=100'
MAY 24, 1996
76 005

RAGAN-SMITH-ASSOCIATES INC.
315 WOODLAND STREET
NASHVILLE, TENN. 37206





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 297

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	747.77
CON TX	2.77
PRFEE	1.00
WDEED	20.00
TOTAL	23.77
CHECK	23.77

06/27/96 01 14:56 0001 8649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197516
IDENTIFICATION REFERENCE

95 JUN 27 PM 2:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1056402