File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10216 PG 9

#14149

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM M. DOAK (NAME) | NEW OWNER (NAME) | 104-14-H, 74 |
| 103 BRIGHTON CLOSE (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 7DA93102 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, J. HUNTER ATKINS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. DOAK AND WIFE, MARGREETE G. JOHNSTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 on the Plan of Whitworth Phase 3 Section 3, as of record in Plat Book 7900, pages 870-872, amended in Book 9582, page 842, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Hunter Atkins by deed from Clements-Bartosh Interests, L.L.C. of record in Book 9621, page 204, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Seller; (2) Restrictions of record in Book 9567, page 185, Book 9567, page 216 and Book 9567, page 301; (3) Agreement of record in Book 9582, page 872; (4) Easement of record in Book 9736, page 221; and (5) All matters appearing on the Plan of record in Plat Book 7900, pages 870 thru 872, amended in Book 9582, page 842, and Book 6900, pages 838-841, said Register's Office.

This is not now nor has it been the principal residence of the Grantor herein.

0233021
IDENTIF. & REFERENCE

96 OCT -4 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5726 10/04 0101 03CHECK 869.25

unimproved ( )
This is improved ( XX ) property, known as 56 Old Club Court, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of October, 19 96

J. HUNTER ATKINS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10216 PG 10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. HUNTER ATKINS with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of October, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,500.00

June B. Doak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM

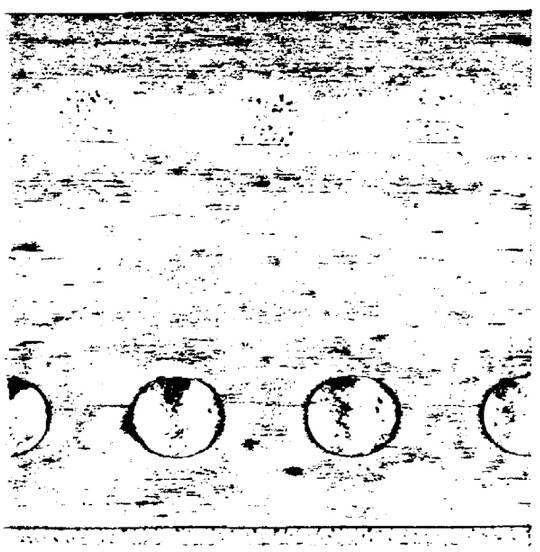
J. HUNTER ATKINS

TO

WILLIAM M. DOAK AND WIFE,
MARGREETE G. JOHNSTON

PLEASE RETURN TO:

**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

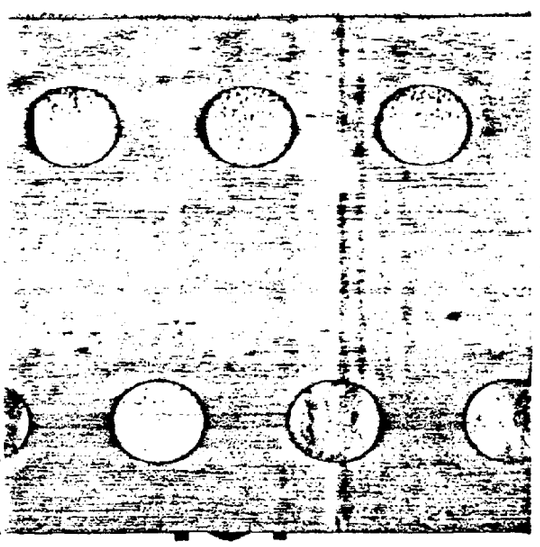
RECEIVED OF _____

FOR _____

BOOK 10216 PG 11

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



| | DAMT |
|---|---|
| | 232500.00 |
| CON TX | 860.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 869.25 |
| CHECK | 869.25 |

10/04/96 01 11:15 0001 6726

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0233021
IDENTIF. & REFERENCE

96 OCT -4 AM 11:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073800

No. [redacted]