BOOK 10229 PG 395

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
John R. Doss, III 110 Postwood Pl. Nashville, Tennessee 37205	Same	102-12/104

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THOMAS C. SUMMERS, a married man, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey to JOHN R. DOSS, III and wife, DIANA J. DOSS ("Grantees"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

> Lot No. 270, on the Plan of Hillwood Subdivision, Section 1 of record in Plat Book 3700, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Thomas C. Summers by deed from Thomas C. Summers, Trustee, of record in Book 6535, page 887, said Register's Office.

CHARLOTTE H. SUMMERS, wife of Thomas C. Summers, joins in this conveyance to convey any right, title and interest which she may have due to her marital status.

This is unimproved property known as 711 Hillwood Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1996 and subsequent years.
2. Subject to applicable zoning and building requirements.
3. Subject to all matters shown on the Plan of Hillwood Subdivision, of record in Plat Book 3700, page 140, Register's Office for Davidson County, Tennessee.
4. Subject to Restrictive Covenants of record in Book 4170, page 562,said Register's Office.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has signed this deed this the 17th day of September, 1996.

THOMAS C. SUMMERS

CHARLOTTE H. SUMMERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared THOMAS C. SUMMERS and wife, CHARLOTTE H. SUMMERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that they further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of October, 1996.

Notary Public

My Commission Expires:

9/17/99

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $60,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 17 day of October 1996.

Notary Public

My Commission Expires:

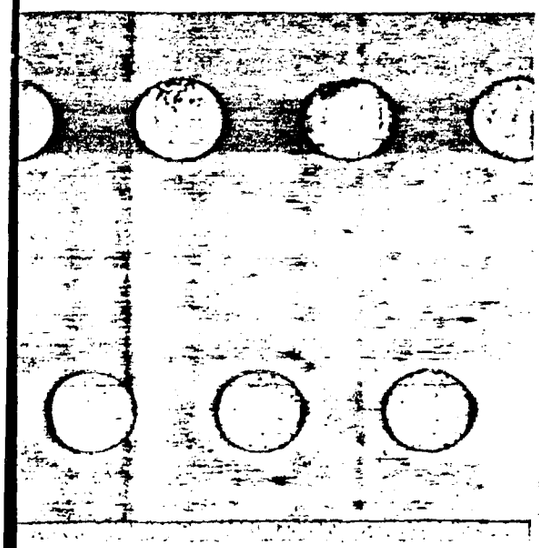
9/17/99

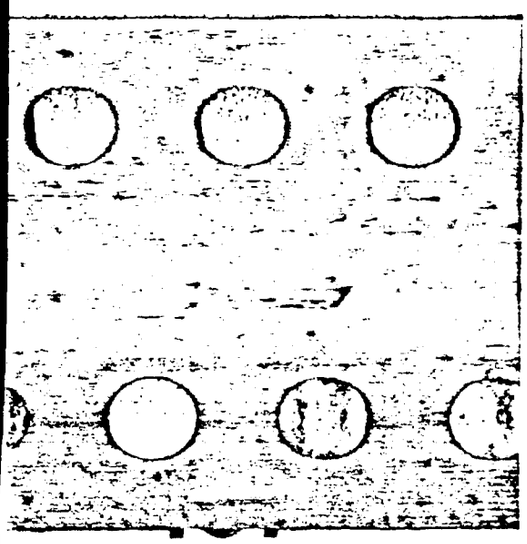
0237378
IDENTIF. ↑ REFERENCE

96 OCT 18 AM 9:30
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1367 10/18 0101 03CHECK 235.00





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			10/13/96 01	09:32 0001 1367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

023737 8 IDENTIF. ← REFERENCE

96 OCT 18 AM 9:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078379

No [redacted]