591

WARRANTY DEED

10705-245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 97.

Regina E. Appleton
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

N1197-671L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Dodson (NAME)	First Trust Mortgage (NAME)	MAP 83-9
1200 Woodland Street (ADDRESS)	5111 Maryland Way (ADDRESS)	PARCEL 172
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Elizabeth L. Thorneycroft and husband, Jeff Thorneycroft.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Dodson and wife, Mary Ann O. Dodson

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:

Being the northerly part of Lot No. 7 on the Plan of Edgefield, now East Nashville, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Beginning at the southeasterly corner of Woodland Street and 12th Street, being the northwesterly corner of said Lot No. 7; thence withthe easterly margin of 12th Street, southwardly 122 feet to Williams' northwest corner; thence with his northerly line eastwardly 50 feet to the line between Lts No. 6 and 7; thence with said line northwardly 116 feet to the southerly margin of Woodland Street; thence with the southerly margin of said street westwardly 51 feet to the beginning.

Being the same property conveyed to Elizabeth Longley, single, by deed from Gerald E. Bush, single of record in Deed Book 9330, Page 681, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Elizabeth Longley and Elizabeth L. Thorneycroft being one and the same person.

unimproved ( )
This is improved (X) property, known as CONTINUED 1200 Woodland Street, Nashville, Tennessee 37206
(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 my hand this 24th day of November 19 97

Elizabeth L. Thorneycroft
Elizabeth L. Thorneycroft

IDENTIFICATION REFERENCE

97 DEC -2 PM 4:1
FELICIA REGIS
DAVIDSON COUNTY, TN.

0375734

BOOK 10705 PG 246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Elizabeth L. Thorneycroft and husband, Jeff Thorneycroft,

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of November 1997.

Commission expires 11-28-98

Regina E. Appleton
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

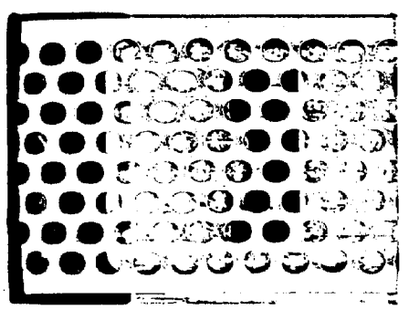
Notary Public

LEGAL DESCRIPTION CONTINUATION

Jeff Thorneycroft joins in this conveyance to convey any and all rights he may have in this property.

6277 12/02 0101 03CHECK 450.04

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



RECEIVED OF _____

FOR _____

BOOK 10705 PG 247

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	
	119200.00
CON TX	441.04
PRFEE	1.00
WDEED	8.00
TOTAL	450.04
CHECK	450.04

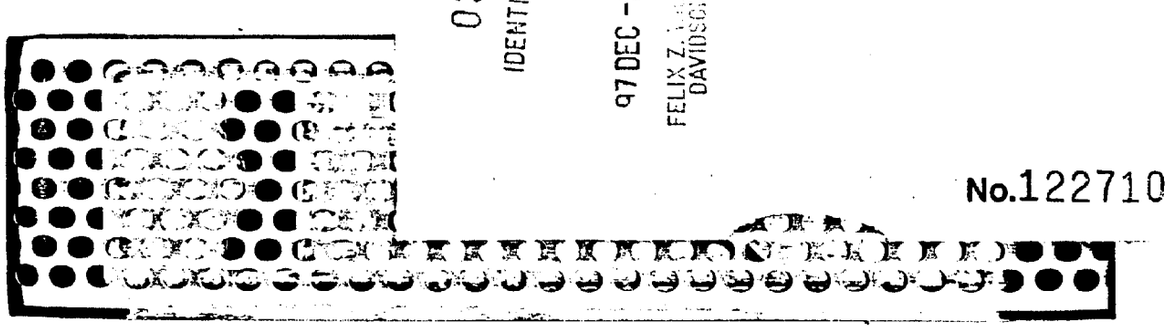
12/02/97 01 16:11 0001 6277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375734
IDENTIFICATION REFERENCE

97 DEC -2 PM 4:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1227105