OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10755 PG 420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

W. Paul Merrill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF January, 1998

Lois Richard
NOTARY PUBLIC

My Commission expires: 2-9-2000

Mail

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
W. Paul Merrill (NAME)	NationsBanc Mortgage Corp. (NAME)	103-04-199
4701 Nebraska Avenue (ADDRESS)	P.O. Box 35140 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Royce E. Dozier, a married person, Beneficiary Under the Last Will and Testament of David E. Dozier

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

W. Paul Merrill

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 1 of Block 19, on the map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County. Said Lot No. 1 fronts 60 feet on the southerly side of Nebraska, formerly 8th Avenue and runs back between parallel lines, with the westerly margin of 47th Ave. No., formerly 6th Street, 160 feet to an alley.

Being the same property conveyed to David E. Dozier and wife, Blanche Dozier by Deed from Joseph Samuel Denby and wife, Vera Elizabeth Denby of record in Book 4008, Page 732, Register's Office for Davidson County, Tennessee.

The said Blanche Dozier having predeceased the said David E. Dozier. The said David E. Dozier leaving a Last Will and Testament of record in Will Book 151, Page 384, Docket No. 76717, Probate Court for Davidson County, Tennessee, leaving said property to Royce E. Dozier.

This is not the primary residence of the Grantor.

This conveyance is made subject to any and all existing restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4701 Nebraska Ave., Nashville, TN 37209 (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9th day of January, 1998.

Royce E. Dozier

Royce E. Dozier, Beneficiary
Under the Last Will & Testament
of David E. Dozier

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10755 PG 421

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Royce E. Dozier, a married person, Beneficiary Under the Last Will and Testament of David E. Dozier, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of January, 1998.

My Commission expires:
1-29-2000

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

IDENTIFICATION REFERENCE

98 JAN 12 PM 3:05

FELIX A. BRASHEAR, REGISTER
DAVIDSON COUNTY, TN.

038924

1998/1/12 0101 03 CHECK

62.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10755 PG 422

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 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 8.00
TOTAL 162.55
CHECK 162.55

01/12/98 01 15:04 0001 1287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

038942 4
IDENTIF. & REFERENCE

98 JAN 12 PM 3:05

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

No. 1241942