WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36349)

BK 10785 PG 296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
3rd DAY OF Feb 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Allen	SunTrust Bank, Nashville, N.A.	182-141 (part of)
(NAME)	(NAME)	
5945 Pettus Road	201 4th Avenue North	5D-23525(part of)
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(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, Charles R. Dornan, married and wife, Martha J. Dornan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Allen and wife, Deborah H. Allen

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:

Beginning at an iron rod situated in the westerly margin of Pettus Road, said point being the northeast corner of the Steven & Joyce Samples property of record in Book 9491, Page 138, Register's Office for Davidson County, Tennessee.
Thence, leaving said road, N 84 deg. 08' 48" W, a distance of 2008.00 feet to an iron rod;
Thence, N 05 deg. 51' 12" E, a distance of 235.48 feet to an iron rod;
Thence, S 82 deg. 34' 49" E, a distance of 721.59 feet to an iron rod;
Thence, S 11 deg. 04' 55" W, a distance of 166.45 feet to an iron rod;
Thence, S 84 deg. 08' 48" E, a distance of 1308.68 feet to an iron rod situated in the westerly margin of Pettus Road;
Thence, along said road, along a curve to the right, having a central angle of 01 deg. 35' 52", a radius of 1809.68 feet, a tangent of 25.23 feet, a length of 50.46 feet, and having a chord which bears S 13 deg. 38' 16" W, a distance of 50.46 feet to the point of beginning and containing 5.188 acres of land more or less.

BEING the same property conveyed to Charles R. Dornan by deed from Nolensville Plumbing & Hardware Co., Inc. of record in Book 5550, Page 714, Register's Office for Davidson County, Tennessee.

CONTINUED

The improved property is known as 5945 Pettus Road, Antioch, TN 37013
(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~~ our hand s this 3rd day of February 19 98

Charles R. Dornan

Martha J. Dornan

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10785 PG 297

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 Charles R. Dornan, married and wife, Martha J. Dornan

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 3rd day of February 98.

Commission expires 7/25/98

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

0397989

IDENTIFICATION REFERENCE

98 FEB -6 AM 9:21

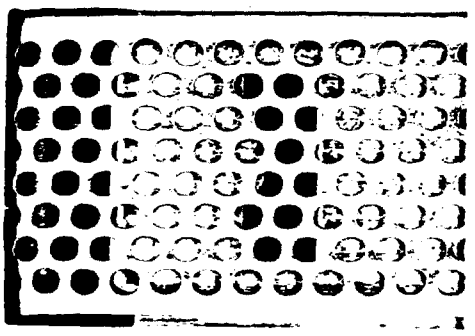
FILED
DAVIDSON CO. TN
REGISTER'S OFFICE

LEGAL DESCRIPTION N

Martha J. Dornan, wife of Charles R. Dornan, is Warranty Deed only for the purpose of conveying such marital ri that she may have in and to said property.

04E

0 02/06 0101 03CHECK 841.50



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

RECEIVED OF _____

FOR _____

BOOK 10785 PG 298

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

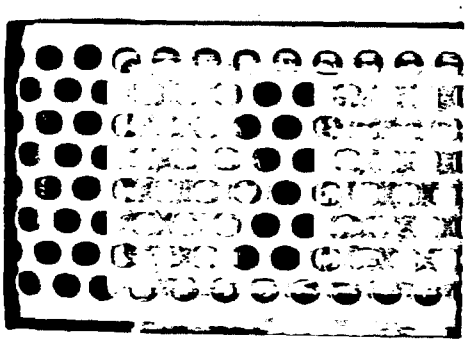
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/06/98 01 07:25 0001 0480



0397989
IDENTIF. & REFERENCE

98 FEB -6 AM 9:21

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

No.1251027