BOOK 10847 PG 431

4H

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00 James Phillip Dorroll **AFFIANT** Subscribed and sworn to before me, this 19th day of March, 1998. Notary Public My Commission Expires: 5/23/98

Address New Owner As Follows: James Phillip Dorroll, 2515 Nolensville Road, Nashville, TN 37211

Send Tax Bills To: SAME

Map-Parcel Number: 119-5-117

98 MAR 20 PM 12:19

RECEIVED FOR REGISTRATION

0414840

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLARD BUILDING COMPANY**, a partnership composed of Arthur Perlen, Trustee of the Willard R. Perlen Testamentary Trust, having full power to assign, transfer and convey without the joinder of any beneficiary (successor in interest to Willard Perlen, deceased), and Charles R. Gill, Executor of the Estate of John Willard Alley, Deceased (successor in interest to John Willard Alley, deceased), hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES PHILLIP DORROLL, unmarried**, hereinafter collectively called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 513 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 513 fronts 50.00 feet on the westerly side of the Nolensville Road and runs back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Willard Building Company, a partnership composed of Willard Perlen and John Willard Alley, by deed from Alan L. Saturn, Trustee, with full power to sell, mortgage and encumber without the joinder of any beneficiary, of record in Book 4727, page 367, Register's Office for Davidson County, Tennessee; the said Willard Perlen having since died and Arthur Perlen, as Trustee of the Willard Perlen Testamentary Trust (with full power to assign, transfer, and convey without the joinder of any beneficiary) being the successor in interest to Willard Perlen in Willard Building Company, a partnership (reference being made to Memorandum of Resignation and Replacement of Trustee Willard Perlen Testamentary Trust, and Order attached thereto, of record in Book 8552, page 324, Register's Office for Davidson County, Tennessee), and the said John Willard Alley having also since died and Charles R. Gill, as the Executor of the Estate of John Willard Alley (reference being made to the Will of John Willard Alley, probated on December 18, 1997, Docket No. IIP-97-1999, and recorded in Will Book 61, page 416, Clerk and Master's Office for Williamson County, Tennessee) being the successor in interest to John Willard Alley in Willard Building Company, a partnership.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to the following: (a) all matters that would be shown on a current survey of the subject premises; and (b) matters shown on the Plan of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 2515 Nolensville Road, Nashville, Tennessee 37211. The subject property is commercial property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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.

Linda Alley Mercer, being the daughter of John Willard Alley and his sole heir-at-law, joins in this Warranty Deed for the purpose of transferring and conveying, and does hereby transfer and convey to the Grantee herein, all of her right, title and interest, if any, in and to the subject property. The subject property is not the usual place of residence of Linda Alley Mercer, or the spouse of Linda Alley Mercer (if married), or any dependent of Linda Alley Mercer.

WITNESS our hands this 19th day of March, 1998.

WILLARD BUILDING COMPANY,
a partnership

By: _____, TRUSTEE
Arthur Perlen, Trustee of the Willard R. Perlen Testamentary Trust, Partner

By: Estate of John Willard Alley, Deceased, Partner

By: _____
Charles R. Gill, Executor

_____
Linda Alley Mercer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARTHUR H. PERLEN, TRUSTEE of the Williard R. Perlen Testamentary Trust**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he, as such Trustee, is a General Partner 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 19th day of March, 1998.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES R. GILL, Executor of the Estate of John Willard Alley, Deceased**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he, as such Executor, is a General Partner 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 20th day of March, 1998.

Notary Public

My Commission Expires: Sept 16, 1999

8655 03/20 0101 03CHECK 512.50

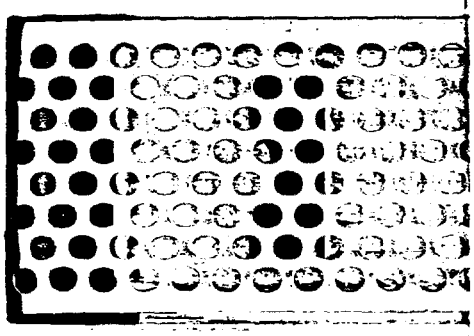
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA ALLEY MERCER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of March, 1998.

Notary Public

My Commission Expires: 5/23/98



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

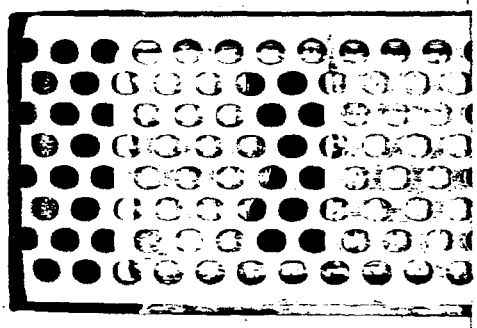
RECEIVED OF _____

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 12.00
TOTAL 512.50
CHECK 512.50

03/20/98 01 12:18 0001 8655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0414840
IDENTIF. # REFERENCE

98 MAR 20 PM 12:19

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

No. 1268999