THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Amanda Dorris Neely, et vir<br>5465 Lickton Pike<br>Goodlettsville, TN 37072 | Same as New Owner | Map 24<br>Parcel p/o 199 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY BOWERS DORRIS, joined by her husband, JOHN MARTIN DORRIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto AMANDA DORRIS NEELY and husband, RONALD EUGENE NEELY, JR., hereinafter referred to as 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 a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Mary Bowers Dorris in Deed Book 8493, page 989, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tennessee License No. 1465, dated July 13, 1998, as follows:

BEGINNING at an iron pin in the easterly margin of Lickton Pike, said pin being the most southwesterly corner of herein described tract and a common corner to John Martin Dorris in Deed Book 3255, page 140, Register's Office for Davidson County, Tennessee; thence with said margin, North 41 deg. 24' 04" East, 112.96 feet to an existing iron pin a common corner to Marti D. and Phillip T. Hartman in Deed Book 9050, page 674, Register's Office for Davidson County, Tennessee; thence with said Hartman, South 54 deg. 04' 04" East, 94.81 feet to an existing iron pin; thence now leaving said Hartman with a new line, South 60 deg. 05' 33" East, 133.27 feet to a set iron pin; thence with a new line, South 71 deg. 31' 14" East, 353.34 feet to a set iron pin; thence with a new line, South 87 deg. 53' 11" West, 569.50 feet to a set iron pin; thence with a new line, South 11 deg. 04' 11" West, 220.97 feet to a set iron pin in the line of Albert Powell, Jr. in Deed Book 5025, page 280, Register's Office for Davidson County, Tennessee; thence with said Powell, North 84 deg. 39' 59" West, 854.11 feet to an existing iron pin, a common corner to previous said John Martin Dorris; thence with said Dorris for the next two calls: North 22 deg. 24' 41" West, 240.00 feet to a set iron pin; thence North 65 deg. 18' 09" West, 205.70 feet to the point of beginning containing 5.009 acres, more or less.

BEING a part of the same property conveyed to Mary Bowers Dorris by deed of record in Book 8493, page 989, Register's Office for Davidson County, Tennessee.

The said property is improved property located at 5465 Lickton Pike, Goodlettsvillle, TN 37072.

The property description, as hereinabove set forth, was taken from a survey dated July 13, 1998, by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

EASEMENT:
The GRANTORS, Mary Bowers Dorris and John Martin Dorris, reserve for themselves and their heirs and assigns and for Marti D. Hartman and Phillip T. Hartman, their heirs and assigns, a permanent, perpetual, non-exclusive easement for ingress and egress along the existing driveway or driveways serving the property hereinabove

described and the proeprty conveyed to John Martin Dorris, et ux, of record in Book 3255, page 140, Register's Office for Davidson County, Tennessee, and the property conveyed to Marti D. Hartman and husband, Phillip T. Hartman, by deed of record in Book 9050, page 674, Register's Office for Davidson County, Tennessee. The owner of each of three tracts served by the said easement or easements shall be responsible for one-third (1/3rd) of all of the costs and expenses for the upkeep and maintenance of the said easement or easements.

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, the GRANTORS, 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 warrant that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be prorated between the parties and paid prior to February 15, 1999.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

John Martin Dorris, husband of Mary Bowers Dorris, joins in this conveyance to convey all right, title or interest which he may have in the said property, marital or otherwise.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

Mary Bowers Dorris
MARY BOWERS DORRIS

John Martin Dorris
JOHN MARTIN DORRIS

"GRANTEES"

Amanda Dorris Neely
AMANDA DORRIS NEELY

Ronald Eugene Neely Jr.
RONALD EUGENE NEELY, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BOWERS DORRIS, and husband, JOHN MARTIN DORRIS and AMANDA DORRIS NEELY and husband, RONALD EUGENE NEELY, JR., 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, at office, this the 17 day of August, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

IDENTIF. # REFERENCE
0476574

98 AUG 18 PM 2:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BY: [illegible] CHECK

69.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Mary Bowers Davis
Affiant

Sworn to and subscribed before me, this the 17 day of August, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

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

RECEIVED OF _____

FOR _____

BOOK 11071 PAGE 204

| | | |
|---|---|---|
| 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 | 20000.00 |
| | | | CON TX | 74.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 89.00 |
| | | | CHECK | 89.00 |

08/18/98 01 14:31 0001 8721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476574 IDENTIF. ↑ REFERENCE

98 AUG 18 PM 2:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1334231