BOX #14A
G#12394-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROYCE E. DOZIER	"NEW OWNERS"	MAP 102-03-0
(NAME)	(NAME)	
6532 Upton Lane		PARCEL 190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		FB #08DZ-08730
(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, MARGARET FOX COLLINS (F/K/A MARGARET FOX SAWYER) AND HUSBAND, CHARLES BOBBY COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROYCE E. DOZIER AND WIFE, JEAN DOZIER

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:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 9 fronts 62.97 feet on the northerly margin of Upton Lane and extends back 196.55 feet on the westerly line, a broken line, and 161.43 feet on the easterly line, to a line in the rear on which it measures 92.02 feet.

TRACT NO. 2:
LAND in Davidson County, Tennessee, being part of Reserved Parcel "A" on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee, described according to a survey thereof made by Kohl-Coode and Associates, dated August 11, 1973, as follows:

BEGINNING at a point, said point being located at the rear common corner of Lot Nos. 8 and 9 on the Plan of said Section 26; thence, with a line perpendicular to the rear lines of said Lot Nos. 8 and 9, North 48° 10' 12" East, passing a witness line at 255.40 feet, a total distance of 278.40 feet, more or less, to the center of a creek; thence, with the center of said creek

CONTINUED

unimproved ( )
This is improved (X) property, known as 6532 Upton Lane, Nashville, TN 37209
(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 our hand s this 30th day of September 19 98

Margaret Fox Collins
MARGARET FOX COLLINS

Charles Bobby Collins
CHARLES BOBBY COLLINS

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 MARGARET FOX COLLINS AND HUSBAND, CHARLES BOBBY COLLINS, 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 office at Nashville, Tennessee, this 30th day of September, 1998.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: May 27, 2001

Notary Public

LEGAL DESCRIPTION CONTINUATION

northwestwardly 105 feet, more or less, to the point of intersection of the center line of said creek and the northeasterly extension of the line between said Lot Nos. 9 and 11 on the Plan of Charlotte Park, Section 26-B, of record in Book 3842, Page 203, said Register's Office; thence, with the northeasterly extension of the line between said Lot Nos. 9 and 11, South 48° 10' 12" West, passing a witness line at 29 feet, more or less, and continuing for a distance of 220.28 feet, making a total of 249.28 feet, more or less, to the rear common corner of said Lot Nos. 9 and 11; thence, with the northeasterly line of said Lot No. 9, South 41° 49' 48" East 98.02 feet to the point of BEGINNING, containing 26,018 square feet, more or less.

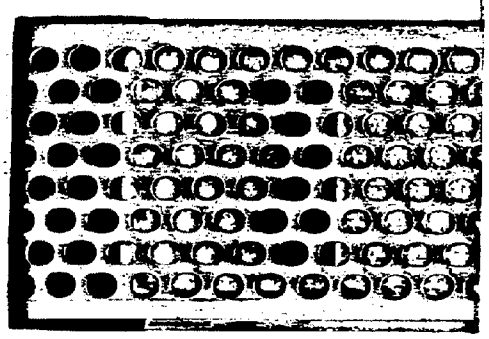
BEING the same property conveyed to Margaret Fox Sawyer, by Deeds from James Phillip Hood and wife, Barbara Hood, of record in Book 4853, Page 253, as to Tract No. 1, and of record in Book 4853, Page 255, as to Tract No. 2, Register's Office for Davidson County, Tennessee; and further conveyed to Margaret Fox Collins and husband, Charles Bobby Collins, by Quitclaim Deed from Earl J. Porter, Jr., Trustee, of record in Book 7053, Page 260, as to both Tracts, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 4065, Page 67, and in Book 4142, Page 166, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

0496083
IDENTIFICATION REFERENCE

98 OCT -5 PM 1:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9495 10/05 0101 03CHECK 403.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11142 PAGE 310

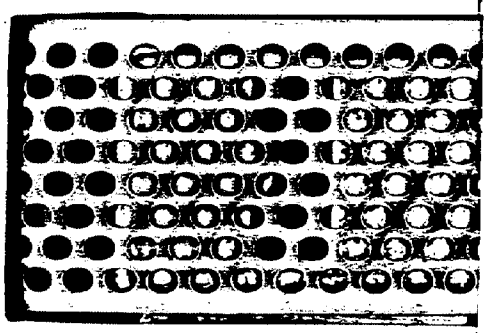
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 403.20
CHECK 403.20

10/05/98 01 13:38 0001 9495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496083
IDENTIF. & REFERENCE

98 OCT -5 PM 1:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354766