Instr:200007180070972 Page: 1 OF 2
REC'D FOR REC 07/18/2000 2:10:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $214.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of July, 2000.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas A. Dooley and Tamechia Dooley
905 Otter Creek Road
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Davidson County, Tennessee

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Holcomb, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Thomas A. Dooley and wife, Tamechia B. Dooley** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 12B in Forrest Acres Subdivision, Section IV, as recorded in Plat Book 6900, page 679, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at an iron pin in the South right-of-way of Otter Creek Road running thence with Otter Creek Road, South 86 deg. 47 min. 00 sec. East, 23.23 feet to an iron pin; thence continuing with the South right-of-way of Otter Creek Road following a curve to the left having a radius of 825.00 feet, a length of 206.18 feet and a chord distance of 205.64 feet to an iron pin in the Northeast corner of the property herein described; thence leaving the South right-of-way of Otter Creek Road, South 11 deg. 49 min. 00 sec. East, 217.00 feet to a point in the North line of Lot 12A (Plat Book 6900, page 679); thence with the North line of Lot 12A, South 77 deg. 34 min. 10" West, 226.36 feet to the Northwest corner of Lot 12A; thence North 11 deg. 46 min. 00 sec. West, 253.62 feet to the point of beginning, containing

1.18 acres, more or less, based on a survey conducted by Joe Charles Wilson, dated May, 1988.

Being the same property conveyed to JAMES W. HOLCOMB and wife, BETTYE H. HOLCOMB by deed from Howard L. Gibson and Allan Deal of record in Book 2904, page 239, Register's Office for Davidson County, Tennessee. The said BETTYE H. HOLCOMB having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, page 156 as revised in Book 6900, page 679, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2633, page 581; Book 2646, page 75; Book 2691, page 249; Book 2929, page 589; and Book 3402, page 135, Register's Office for Davidson County, Tennessee.

Easement fore Sanitary Sewer/Storm Drainage of record in Book 7993, page 287, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as 905 Otter Creek Road, Nashville, Tennessee 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 7th day of July, 2000.

James W. Holcomb

James W. Holcomb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Holcomb, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2000.

Notary Public

10/22/01

My Commission Expires

02048-BW