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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 19__.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Atty., 338 White Bridge Rd., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reuben Dunsford, III (NAME)	First Investment Company (NAME)	BM 07805
4316 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Map 130-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43219 (CITY) (STATE) (ZIP)	Par 34

FOR AND IN 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, Carl L. Elkins and wife, Alyce Geraldine Elkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reuben Dunsford, III and wife, Jerry P. Dunsford

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:

Being Lot No. 21 of Block 9 on the Map of a Re-subdivision of part of Royal Oaks Subdivision, of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 100 feet 2 inches on the northerly side of Sunnybrook Drive and runs back 195 feet on the west line and 197 feet 6 inches on the east line, to a dead line measuring 100 feet thereon.

Being the same property conveyedto Carl L. Elkins and wife, Alyce Geraldine Elkins by deed from Maurice Sawyer Smith and wife, Sue Ann Smith, of record in Book 4247, page 616, Register's Office for Davidson County, Tennessee.

Carl L. Elkins and Carl Lee Elkins are one and the same person; Alyce Geraldine Elkins and Geraldine McK. Elkins are one and the same person.

This is unimproved ( ) improved ( ) property, known as 4316 Sunnybrook Drive (House Number) (Street) Nashville, Tenn. (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 14 day of _____, 19 71

Carl L. Elkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl L. Elkins and wife, Alyce Geraldine Elkins

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February 19 71

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
CARL L. ELKINS ET UX

TO
REUBEN DUNSFORD ET UX

B 0 5 0 3 7

IDENTIF. REFERENCE

FEB 17 3 01 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 17 71	CONV	30,000.00			
FEB 17 71	S'TAX		A*	78.00	
FEB 17 71	PR'FEE		A*	.50	
FEB 17 71	W'DEED		A*	3.00	* 81.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Box 8

PEDEN [illegible]
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201