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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 $ 22,258.00

C. F. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 71

Willie A. Cochran
Notary Public

MY COMMISSION EXPIRES: 15 August 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Dunn (NAME)	Home Federal Savings & Loan Assoc. (NAME)	Map 81-15
(STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	Par. 239
Springfield Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	54-54.1 pal

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, L. P. Matthews and C. F. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Dunn and wife, ~~Bula~~ Betty D. Dunn (Beulah Smith) CFS 4-20-71 CFS 4-20-71

our 1/4 undivided interest each, in and to 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 1: Land in Davidson County, Tennessee, being part of Lot No. 380 on the Plan of D. T. McGavock's Addition, as of record in Book 21, page 41, Register's Office for said County.
FRONTING 87 feet and 6 inches on the north side of Underwood Street in the City of Nashville and running back 110 feet to a dead line, it being the premises upon which a dwelling and store house, City No. 1610 Underwood Street, is located.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of S. A. Champion's Subdivision of certain note in Hardings Addition to Nashville, as of record in Book 161, page 132, Register's Office for said County.
SAID Lot No. 103 fronts 50 feet on westerly side of 22nd Avenue, North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of S. A. Champion's Subdivision of certain lots in Hardings Addition to Nashville, as of record in Book 161, page 132, of the Register's Office for said County.
SAID Lot No. 104 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie J. Dunn, Jr., L. P. Matthews and C. F. Smith in the proportions hereinafter mentioned: Willie J. Dunn, Jr., fifty percent, L. P. Matthews, twenty-five percent, and C. F. Smith, twenty-five percent, by deed from John Thomas Phillips and Joe Dudley Phillips of record in Book 4216, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust of record in Book 3652, page 167, payable to Home Federal Savings and Loan Association, and a deed of trust of record in Book 4216, page 839, Register's Office for Davidson County, Tennessee.

This is unimproved / improved property, known as 1610 Underwood St. 1519 22nd Ave. No. and 1521 22nd Ave. No.
(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 hands this 20th day of April, 19 71

L. P. Matthews

C. F. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Billy A. Cochran, a Notary Public in and for said County and State, the within named L. P. Matthews and C. F. Smith

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 20th day of April 19 71

Commission expires 15 August 1972

Billy A. Cochran
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

L. P. Matthews and

C. F. Smith

TO

James L. Dunn and wife,

Reuben D. Dunn

B 12307

IDENTIF. REFERENCE

APR 26 10 20 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 26	CONV	22,258.00				
APR 26	S'TAX		A*	57.98		
APR 26	PR'FEE		A*	.50		
APR 26	W'DEED		A*	3.00	*	61.48