Deed to Grantee

BOOK 4509 PAGE 882

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 19 71

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires AUGUST 7, 1971

THIS INSTRUMENT WAS PREPARED BY
Stanly T. Snodgrass, Attorney, Third National Bank Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Donald R. Dunning (NAME)	Dr. Donald R. Dunning (NAME)	OH 1685
4040 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	4040 Franklin Road (STREET ADDRESS)	Map 132-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 2

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, ~~XXXX~~ I, H. Winston Ligon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Dunning and wife Anita Gay Dunning

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:

A certain lot or parcel of land situate, lying and being in the 6th, formerly the 9th, Civil District of Davidson County, State of Tennessee, and more particularly described as follows:
Being Lot No. 1 on the Plan of Mrs. W. G. Kennon's Subdivision of part of the 36.3 acre tract of John Thompson Estate, as of record in Book 1130, page 6, Register's Office for said County.
Beginning on the northerly margin of West Norwood Drive at the corner of Lots Nos. 1 and 4; thence with the line between said two lots, north 8° 03' west 386 feet; thence south 81° 34' west 358 feet to the easterly margin of the Franklin Road; thence with said Road, south 8° 22' east 381 feet 8 inches; thence southeastwardly 35 feet to the northerly margin of West Norwood Drive; thence with said Drive, eastwarddy 334 feet 8 inches to the beginning, containing 3.27 acres, more or less.

Being the same real property conveyed to H. Winston Ligon and wife Lavergne B. Ligon by deed from A. Bryan Dale and wife, of record in Book 2099, page 241, said Register's Office and to H. Winston Ligon by deed from Theodore E. Carver, Trustee, of record in Book 3252, page 543, and by deed from Lavergne B. Ligon of record in Book 3646, page 320, Register's Office for Davidson County, Tennessee.

~~XXXXXXXX~~ This is improved ~~XX~~ property, known as 4040 Franklin Road, Nashville, Tennessee 37204
(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 my hand this 8th day of June, 19 71

H. Winston Ligon

By Stanly T. Snodgrass
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of June, 1971, before me personally appeared Stanly T. Snodgrass, to me known to be the person who executed the foregoing instrument in behalf of H. Winston Ligon, and acknowledged that he executed the same as the free act and deed of said H. Winston Ligon.

Witness my hand and official seal at office in Nashville, Tennessee, this 8th day of June, 1971.

Mrs. Ruth Link Holley
Notary Public

My commission expires:
July 22, 1971

019,450-2

WARRANTY DEED

FROM
H. Winston Ligon

TO
Donald R. Dunning and wife Anita G. Dunning

B 18436

IDENTIF. REFERENCE

JUN 10 3 12 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 10 [illegible] 86,000.00
JUN 10 [illegible] A* 223.60
JUN 10 [illegible] A* .50
JUN 10 [illegible] A* 3.00 * 227.30