This instrument prepared by Jim T. Hamilton, Attorney At Law, 95 White Bridge Rd, Suite 308, Nashville, Tenn.

WARRANTY DEED

BOOK 4515 PAGE 100

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Dungey (NAME)	SAME (NAME)	91-12
948 35th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR-193
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12W-638 BM

mail to

FOR AND IN CONSIDERATION of the sum of Ten, ($10.00) *Dollars,*
and other good and valuable considerations

I, Milton Dungey

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Dungey

and his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Being parts of Lot No. 14, on a map of the Town of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee. Said parts of said lot front 139.6 feet on the southerly side of Clifton Road, formerly East Hill Avenue, and extend back between parallel lines 182.4 feet. Being the same property conveyd to Milton Dungey by Installment Deed from Jos. J. Lutin, et ux, as of record in Book 2596, page 140, RODC.

TRACT II:

Being part of Block or Lot No. 14, Map of Clifton of record in Book 21, page 35, RODC, also shown as the first 50 feet west of the alley on the south side of Hill Avenue now Clifton Avenue, on the Stanley Subdivision of Lot 14, not of record; being more particularly described as a lot beginning at a spike in the southerly margin of Clifton Avenue one hundred and thirty-nine and one-half feet (139.5') from the southeast corner of 41st Avenue and Clifton Avenue, thence fifty feet (50) east along the southerly margin of Clifton Avenue to a spike in the western margin of an alley, thence South along the margin of said alley to spike in the margin of an alley 182.4 feet, thence west along the northern margin of said alley 50 feet to a spike, thence north 182.4 feet to the beginning.

Being the same property conveyed to Milton Dungey by deed of record in Book 2957, page 389, RODC.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3000.00

Subscribed and sworn to before me, this the 28 day of June 19 71

Affiant

My commission expires: 6-2-75 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles Dungey and his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my self and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Dungey and his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* June, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Milton M. Mungey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim T. Hamilton *a Notary Public in and for said County and State,* Milton Dungey *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 28 *day of* June, 19 71.

Commission expires 6-2-75 Jim T. Hamilton *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., 19.....

.....*Notary Public*

Commission expires.....

JUN28 71 CONV *3,000.00
JUN28 71 S'TAX A* 7.80
JUN28 71 PR'FEE A* .50
JUN28 71 W'DEED A* 4.50 * 12.80

WARRANTY DEED

FROM

TO

B 20705

IDENTIF. REFERENCE

JUN 28 12 35 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE