WARRANTY DEED

BOOK 4576 PAGE 510

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard D. Dunn, et ux (NAME:)	Same (NAME:)	Map. 107
1012 West Grove Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 78
Nashville, Tenn. 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Sub

For and in Consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- ---- *DOLLARS* cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

FEB15 72	CONV	*4,000.00			
FEB15 72	S'TAX		A*	10.40	
FEB15 72	PR'FEE		A*	.50	
FEB15 72	W'DEED		A*	6.00	* 16.90

I, ELLA C. DARDEN,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* LEONARD D. DUNN and wife, DOROTHY M. DUNN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Located in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2, partition of the land of Thomas Poole, deceased, of record in Book 16, page 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Massman Drive, being the southwest corner of a tract conveyed by the Grantor to Cornelius E. Bailey, Jr., et ux, of record in Book _____, page ____, Register's Office for said County; thence with the southerly margin thereof, south 85° 10' east 638.79 feet to a point in the westerly margin of the resubdivision of Bel Air, Section I, of record in Book 3106, page 89, said Register's Office, being the southeast corner of said Bailey, Jr. tract; thence south 24° 28' east 57.7 feet to a point; thence north 76° 29' west with an old fence 410.1 feet to a point; thence continuing with said fence, north 76° 42' west 221.6 feet to an iron pin in the easterly margin of Massman Drive; thence with the same, north 17° 30' west 152.92 feet to the point of beginning.

Being part of the same property conveyed to Ella C. Darden, unmarried, by deed from L. R. Campbell, of record in Book 841, page 227, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is 4,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 19 71

Notary Public

My commission expires: 11/13/73
(Affix Seal)

As part of the consideration for this deed, Grantees do hereby give and grant to Grantor, her heris and assigns, the option to purchase from them the hereinafter described part of the tract herein conveyed, for the sum of One Dollar ($1.00), whenever the applicable authorities permit the erection of residences on one-acre tracts, or less, in this area.

BEGINNING at a point in the northerly margin of the tract herein conveyed 226.56 feet east of Massman Drive; thence south 85° 10' east 412.23 feet to a point in the westerly margin of the resubdivision of Bel Air, Section I, of record in Book 3106, page 89, Register's Office for Davidson County, Tennessee; thence south 24° 28' east 57.7 feet to a point; thence north 76° 29' west 410.1 feet to a point; thence north 17° 30' west 119.39 feet to the point of beginning.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard D. Dunn and wife, Dorothy M. Dunn, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees, their *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.*

And I, Ella C. Darden, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leonard D. Dunn and wife, Dorothy M. Dunn, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 27th *day of* ~~September~~ October, *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.*

Ella C. Darden
Ella C. Darden

Leonard D. Dunn
Leonard D. Dunn

Dorothy M. Dunn
Dorothy M. Dunn

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cecelia N. Adkins, a Notary Public in and for said County and State, the within named Ella C. Darden, Leonard D. Dunn, and Dorothy M. Dunn,

the bargainors, 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 27th day of ~~September~~ October, 1971.

Cecelia N. Adkins, Notary Public.

Commission Expires August 4, 1973

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

B 4855 DENIED REFERENCE FEB 10 27 AM '72 FELIX L. WILSON REGISTER DAVIDSON COUNTY, TENN.

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.....