FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,858.03

X James N. Ditty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September, 1976

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 5-29-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Ditty, et ux (NAME)	John W. Murphree Company (NAME)	Map 162-10
604 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par 168
Antioch, Tennessee-37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP)	5DU-61302

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, ROBERT L. DUNN and wife, KAREN B. DUNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES N. DITTY and wife, MARGARET G. DITTY

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:

LAND in Davidson County, Tennessee, being Lot No. 173 on the Plan of Brookview Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office for said County, described as follows:

BEGINNING at a point in the northwest margin of Roxanne Drive, at the common front corner of Lots 172 and 173; thence with the line between said two lots northwest 146.58 feet to a concrete monument said point being the common rear corner of Lots 171, 172, 173 and 174; thence with the line between Lots 173 and 174 northeast 80.05 feet to a point in the southwest margin of Lou Court; thence with the margin of the same with a slight curve southeast 130.13 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the northwest margin of Roxanne Drive; thence with the margin of the same southwest 80 feet to the point of beginning.

BEING all the same property conveyed to Robert L. Dunn and wife, Karen B. Dunn, by deed from Cheek & Jones, Inc., of record in Book 4807, page 548, Register's Office for Davidson County, Tennessee.
SUBJECT to restrictive covenants of record in Book 4689, page 561, and limitations contained on the Plan of record in Book 4460, page 163, all in the Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to John W. Murphree Company, of record in Book 4807, page 550, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 604 Roxanne Drive, Antioch, Tennessee - 37013
(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 hand s this 29th day of September, 19 76

Robert L. Dunn

Karen B. Dunn

BOOK 5073 PAGE 629

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Dunn and wife, Karen B. 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 29th day of September 19 76

Commission expires 5-29-77

Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

MGGjr

WARRANTY DEED

FROM ROBERT L. DUNN, ET UX

TO JAMES N. DITTY, ET UX

D 70410

IDENTIFICATION REFERENCE

SEP 30 11 24 AM '76

FELIX [illegible] REGISTER
DAVIDSON [illegible] TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
8300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

SEP 30 76	CONV	38,858.03			
SEP 30 76	S'TAX		B*	101.14	
SEP 30 76	PB'FEE		B*	.50	
SEP 30 76	W'DEED		B*	4.00	* 105.64