FILE BO 3 BOOK 5227 PAGE 29

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 197

Notary Public

MY COMMISSION EXPIRES: 2-23-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene Dunn (NAME) | Baker Mortgage Corporation (NAME) | MAP 53-12 |
| 2604 Elliott Drive (STREET ADDRESS OR ROUTE NUMBER) | 2840 Northeast Expressway, #200 (STREET ADDRESS) | PARCEL 83 |
| Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30345 (CITY) (STATE) (ZIP) | LW-03185 |

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 Bronce C. Pesterfield and wife Carolyn W. Pesterfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Dunn and wife Jan S. Dunn

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:

BEING Lot No. 3 on the plan of Dabbs & Elliott Subdivision No. 1, Block 4, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lot No. 3 fronts 44 feet on Elliott Drive and extends back 100 feet between parallel lines to a dead line measuring 44 feet.

BEING the same property conveyed to Bronce C. Pesterfield et ux Carolyn W. Pesterfield by deed from Clifford D. Adkins et ux Linda Adkins, of record in Book 4856, Page 482, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is improved XX unimproved ( ) property, known as 2604 Elliott Drive (House Number) (Street) Old Hickory, TN 37138 (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 16TH day of NOVEMBER, 197

Bronce C. Pesterfield Bronce C Pesterfield

Carolyn W. Pesterfield Carolyn R Pesterfield By Bronce C Pesterfield Attorney in Fact.

Power-of-Attorney filed for record October 17, 1977 at 1:20 P.M. in Book 5209, Page 768, Register's Office for said County.

CONT

CONT'D NEXT PAGE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pronce C. Pesterfield and wife Carolyn W. Pesterfield

the bargainor, 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 16TH day of NOVEMBER 19 77.

Commission expires 2-22-80

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM
Pronce C. Pesterfield

TO
Eugene Dunn

E 38896

IDENTIF. REFERENCE

Nov 28 2 13 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

| | | | | |
|---|---|---|---|---|
| 287 | CONV | 18,500.00 | | |
| 287 | S'TAX | | 48.10 | |
| 287 | PR'FEE | | .50 | |
| 287 | W'DEED | | 4.00 | * 52.60 |