WARRANTY DEED

BOOK 5280 PAGE 989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 19 78

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 2211 Crestmoor Road Suite 100, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Edward J. Dunn et ux (NAME)	First American National Bank of Nashville, c/o Guaranty Mtg. Co. Div. (NAME)	104-6-100; 26W-066
3323 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	

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, DIANNE HARRIS BIERMANN and SUSAN HARRIS BAILEY, devisees of the will of RUFUS HARRIS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD J. DUNN and wife, MARY E. 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. 80 on the Plan of Bransford Realty Company's West End Heights as of record in Book 332, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 60 feet on the southerly margin of Acklen Avenue (Love Circle) and extends back 172.5 feet on the easterly line and 172.0 feet on the westerly line to an alley on the rear on which it measures 60.0 feet.

Being all the same property conveyed to Rufus Harris, Jr. and wife, Gayle M. Harris, by deed from Mack Golden and wife, Mildred H. Golden, of record in Book 3767, Page 327, said Register's Office. The said Gayle M. Harris predeceased Rufus Harris, Jr. and by Will of Rufus Harris, Jr., of record in Will Book 122, Page 104, Probate Court Clerk's Office for Davidson County, Tennessee (Probate #65013) the property was devised to Diane Harris Biermann and Susan Harris Bailey.

This conveyance is subject to the limitations on the Plan of record in Book 332, Page 124, said Register's Office and to the 1978 property taxes, which have been prorated and the Grantees assume in full.

This is improved (XX) unimproved ( ) property, known as 3323 Acklen Avenue, Nashville, Tennessee 37212
(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 hands this 24th day of April, 19 78

Dianne Harris Biermann — Susan Harris Bailey

BOOK 5280 PAGE 990

STATE OF Ohio
COUNTY OF Lake

Personally appeared before me, Ellen J. Cline, a Notary Public in and for said County and State, the within named Dianne Harris Biermann

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

Witness my hand and official seal at Madison, Ohio, this 27th. day of April, 1978

Commission Expires Sept. 16, 1981

Ellen J. Cline Notary Public.
ELLEN J. CLINE, Notary Public
State of Ohio (Lake County)
My Commission Expires September 16, 1981

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Susan Harris Bailey, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn. this 24th day of April, 1978.

Ruth Randolph
Notary Public

NOTARY PUBLIC RANDOLPH DAVIDSON COUNTY TENN.

Commission Expires 12-30-1980

Please return to:
Marbut Glenn Gaston, Jr.
2211 Crestmoor Road Suite 100
Nashville, Tennessee 37215

6 3 3 2 5

IDENTIF. REFERENCE

MAY 3 3 32 PM '78

FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

MAY-3 78	CONV	57,000.00		
MAY-3 78	S'TAX		B*	148.20
MAY-3 78	PR'FEE		B*	.50
MAY-3 78	W'DEED		B*	4.00
			*	152.70

WARRANTY DEED

FROM
Diane Harris Biermann and Susan Harris Bailey

TO
Dr. Edward J. Dunn and wife, Mary E. Dunn

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York