1.10 BOX

BOOK 5481 PAGE 137

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Donald R Dunnivant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST 19 79

Notary Public

MY COMMISSION EXPIRES: 7-15-82

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY,
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Dunnivant (NAME)	Mercantile Mortgage Company (NAME)	MAP 61-15
1144 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	PAR 117
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo 63178 (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, ~~Mariel Stuart Gay Clements~~ and husband, Erette Clements

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Dunnivant and wife Kathy M. Dunnivant

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. 18 of Block "F" on the subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Offie for said County.
Said Lot No. 18 fronts 60 feet on the southerly side of Ardee Avenue and extends back between parallel lines 140 feet to a dead line.
Being the same property conveyed to Mariel Stuart Gay and Mrs. Lola D. Stuart by deed from Mildred Lunn, Trustee of record in Book 3919, page 382, said Register's Office. The said Mrs. Lola D. Stuart having since died. The said Mariel Stuart Gay now Clements.

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

This is unimproved ( ) improved (X) property, known as 1144 Ardee Avenue (House Number) (Street) Nashville, Tennessee 37216 (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 10TH day of AUGUST, 19 79

Mariel Stuart Gay Clements / Erette Clements

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Mariel Sturt Dav Clements~~ and husband Erette Clements

the bargainor~~s~~ 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 10th day of AUGUST 19 79.

Commission expires 9-17-82

Carolyn T. Ker
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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (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

WARRANTY DEED

FROM

~~Mariel Sturt Dav Clements~~
and husband, Erette Clements

TO

~~Donald P. Dunnivant~~
and wife, Kathy M. Dunnivant

F 45840

IDENTIF. REFERENCE

AUG 13 3 11 PM '79

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

File Box 41

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5481 PAGE 139

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			97.50	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 104.00
			3710A08/13/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45840

IDENTIF. REFERENCE

AUG 13 3 11 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 704232