This Instrument Prepared By:
BASS, BERRY & SIMS EWB
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5484 PAGE 891

Address New Owner[s] as Follows:	Send Tax Bills To	Map-Parcel Numbers
Edwin E. Waller, et ux	Same	71/C
(Name)	(Name)	
2611 Mt. Hebron Rd		117-12
(Address)		
Nashville, Tenn.		
(City) (State) (Zone)		

WHEREAS, Lucy O'Mera Dunn, unmarried, is the owner of real property in Davidson County, Tennessee, being Lots No. 57, 58, 59 and 60 of Block "C" on the Map of Marthonna, the Cumberland Development Company's Subdivision of the Ezell Farm, not of record, and being the same property conveyed to the said Lucy O'Mera Dunn by deed from Richard C. Dunn and wife, Edith R. Dunn, of record in Book 4897 , page 805, Register's Office for Davidson County, Tennessee, (the "Whole Property"); and

WHEREAS, Edwin E. Waller and wife, Mildred L. Waller (the "Wallers") are the owners of certain real property adjoining the Whole Property on the north, and being Lots No. 48, 49, 50, 51, 52, 53, 54, 55, and 56 of Block "C" on the said Map of Marthonna, the Cumberland Development Company's Subdivision of the Ezell Farm, not of record; and

WHEREAS, the Wallers have contracted to purchase one-half of the Whole Property, being Lots No. 57 and 58 of Block "C" on the said Map of Marthonna, the Cumberland Development Company's Subdivision of the Ezell Farm, not of record, as more particularly described on Exhibit A hereto, with the remaining one-half of the Whole Property, being Lots No. 59 and 60 of Block "C on said Map, to be conveyed simultaneously herewith to Robert W. True and wife, Louise B. True, the owners of property adjoining the Whole Property to the south;

NOW, THEREFORE, in consideration of the sum of THREE THOUSAND ($3,000) DOLLARS, cash in hand, paid by the Wallers to Lucy O'Mera Dunn, the receipt of which is hereby acknowledged, I, Lucy O'Mera Dunn, have this day bargained and sold and do hereby transfer and convey unto Edwin E. Waller and wife, Mildred L. Waller, their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described in Exhibit A hereto.

This is unimproved property known as P/O 906 Marthonna Road West, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Edwin E. Waller and wife, Mildred L. Waller, their heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1979 taxes which have been prorated and assumed by Grantees.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said real estate to the said Edwin E. Waller and wife, Mildred C. Waller, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 10th day of August, 1979.

Lucy O'Mera Dunn
LUCY O'MERA DUNN

STATE OF Delaware)
COUNTY OF New Castle)

Before me, the undersigned Notary Public in and for said County and State, personally appeared LUCY O'MERA DUNN, the within-named 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 Wilmington, Delaware, this 10th day of August, 1979.

William T. Rubbard
Notary Public

My Commission Expires:

My commission expires July 2, 1983

STATE OF [illegible]
COUNTY OF [illegible]

The actual consideration or value, whichever is greater, for this transfer is $ 3,000.00.

Subscribed and sworn to before me, this the 20th day of [illegible] 1979.

[illegible]
Affiant

My Commission Expires:
7-18-82
(Seal)

[illegible]
Notary Public

Exhibit A

to

Warranty Deed

Land in Davidson County, Tennessee, as follows:

Being Lots Nos. 57 and 58 of Block "C" on the Map of Marthonna, the Cumberland Development Company's Subdivision of the Ezell Farm, not of record, described together according to a survey made by J. A. Mefford, Surveyor, December 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road West, 1200.3 feet southerly from the intersection of the westerly margin of said Ezell Road West and the southerly margin of the Old Hickory Boulevard, said point being also the southeast corner of Lot No. 56 on said Plan; thence with the line between said Lots Nos. 56 and 57; westwardly 275 feet to the southwest corner of said Lot. No. 56; thence with the western boundary line of Lots Nos. 57 and 58, south 2° 58' west 50 feet to the northwest corner of Lot No. 59 on said plan; thence with the line between said lots Nos. 58 and 59, eastwardly 275 feet to a point in the westerly margin of said Ezell Road West; thence with the westerly margin of said Ezell Road West, northwardly 50 feet to the beginning.

Being part of the said property conveyed to Lucy O'Mera Dunn by deed from Richard C. Dunn and wife, Edith R. Dunn of record in Book 4897, page 805, Register's Office for Davidson County, Tennessee.

F 4 7 2 1 6

IDENTIF. REFERENCE

AUG 20 1 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5481 PAGE 894

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	17.30-
5523A08/20/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 7 2 1 6

IDENTIF. REFERENCE

AUG 20 1 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705998