| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve F. Dunn | Mercantile Mortgage Company | 142-2 |
| (NAME) | (NAME) | |
| 7455 Stacy Drive | P. O. Box 14569 | 61 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | St. Louis, Missouri 63178 | 9D-05334 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

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# WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Edwin A. Groves, and wife, Linda J. Groves

have bargained and sold, and by these presents do transfer and convey unto the said Steve F. Dunn and wife, Diane Dunn

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for said County.

Said Lot fronts 85 feet along the southerly margin of Stacy Drive and runs back 150 feet between parallel lines to a line at the rear on which it measures 85.0 feet.

Being the same property conveyed to Edwin A. Groves, and wife, Linda J. Groves by deed from Jerry W. Harris and wife, Melva B. Harris, as of record in Book 4962, page 138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and plats of record as of record in Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7455 Stacy Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of September, 19 79.

Linda J. Groves

Edwin A. Groves

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. Groves, and wife, Linda J. Groves

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 ____ day of September, 19 79.

My commission expires 7-30-80 Notary Public

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Steve F. Dunn

Sworn to and subscribed before me this 21st day of September, 19 79.

My commission expires 7-30-80 Notary Public

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tennessee 37219

Name Address

3167 09/21 172.54- CHECK

WARRANTY DEED

FROM

TO

F-53298

RUSH

IDENTIF. REFERENCE

SEP 21 9 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 63900.00- CO<br>166.14 CO TX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 172.64-<br>3167A09/21/79 84L .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F-53298

IDENTIFICATION REFERENCE

SEP 21 9 12 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

**No.** 713414