This instrument prepared from information furnished by the parties.

BOOK 5552 PAGE 233

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$52,261.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1979

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank H. Dunklin et ux (NAME)	Third National Mortgage Company (NAME)	162-5-206
312 Ocala Circle (STREET ADDRESS OR ROUTE NUMBER)	P O Box 2628 (STREET ADDRESS)	
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (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, Michael D. Morello and wife, Karen Morello

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank H. Dunklin and wife, Katherine Dunklin

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. 70 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, page 86, Register's Office for said County.

SAID Lot 70 fronts 43.89 feet on the southwesterly margin of Ocala Circle and extends back 186.78 feet on the north line and 103.69 feet on the southeast line to a line on the rear on which it measures 182.87 feet, said rear line being a broken line.

BEING the same property conveyed to Michael D. Morello and wife, Karen Morello by deed from Danny K. Deyhle and wife, Ava L. Deyhle of record in Book 5538, page 411, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the plan of record in Book 4460, page 86, Register's Office for said County, which shows an Owner's Certificate, 30-foot setback line from Ocala Circle, 10-foot easement for utilities and drainage, 5-foot utility easement, and an anchor easement 2.5 x 25 feet; and restrictive covenants of record in Book 4604, page 526, and Book 4630, page 548, said Register's Office.

GRANTEES herein agree to assume and pay the principal unpaid balance of a note secured by deed of trust made payable to Third National Mortgage Company and which is of record in Book ____, page____, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 312 Ocala Circle Nashville, Tennessee 37211
(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 hand s this 31st day of December, 19 79

X Michael D Morello
Michael D. Morello

X Karen Morello
Karen Morello

BOOK 5552 PAGE 234

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Morello and wife, Karen Morello

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 31st day of December 19 79

Commission expires April 17, 1983

William B Gregory
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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

TO

F71163

IDENTIF. REFERENCE

JAN 7 2 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 25

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5552 PAGE 235

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
			52261.19- CO	
			135.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 142.48-	
			5895A01/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 1 1 6 3

IDENTIF. REFERENCE

JAN 7 2 02 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 735470