ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr/Mrs Mark John Merkens	Guaranty Mortgage Company	104-6
(NAME)	(NAME)	100
3323 Acklen Avenue	P. O. Box 786	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Brentwood, Tennessee 37027	26W-6645
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 * ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note in the original principal sum of $51,300.00, payable to First American National Bank of Nashville, in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by Edward J. Dunn and wife, Mary E. Dunn, to Harold W. Fogelberg, Trustee, of record in Book 5280, page 991, Register's Office for Davidson County, Tennessee,

EDWARD J. DUNN and wife, MARY E. DUNN

have bargained and sold, and by these presents do transfer and convey unto ~~xxxxxx~~ MARK JOHN MERKENS and wife, LOUISE MERKENS,

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

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 said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward J. Dunn and wife, Mary E. Dunn by deed from Diane Harris Biermann and Susan Harris Bailey as devisees under the will of Rufus Harris, Jr., of record in Book 5280, page 989, said Register's Office.

This conveyance is made subject to: (1) 1980 taxes which have been prorated and assumed by the Buyers; and (2) all matters appearing on the Plan of record in Book 332, page 124, said Register's Office.

F 95827

IDENTIF. REFERENCE

JUL 1 3 19 PM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

This is improved (XX) unimproved ( ) property, known as 3323 Acklen Avenue, Nashville, Tennessee
(House Number) (Street)

(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 30th day of June, 19 80.

Edward J. Dunn (signature)
Edward J. Dunn

Mary E. Dunn (signature)
Mary E. Dunn

BOOK 5619 PAGE 764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward J. Dunn and wife, Mary E. Dunn

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 30th day of June, 19 80.

My commission expires April 17, 1983 Notary Public Helen D. Scott

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 $ 78,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mark J. Merkens

Sworn to and subscribed before me
this 30th day of June, 19 80.

My commission expires April 17, 1983 Notary Public Helen D. Scott

This instrument was prepared by:

George E. Mudter, Jr., Atty. 254 Highlands Bldg., Brentwood, Tn. 37027
Name Address

WARRANTY DEED

FROM EDWARD J. DUNN and wife

TO MARK JOHN MERKENS and wife

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE: FIRST TITLE & ESCROW COMPANY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5619 PAGE 765

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
			78500.00- CO	
			204.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 210.60-	
7316A07/01/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.95827

T

IDENTIF. REFERENCE

JUL 1 3 19 PM '80

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 765689