BOOK 5641 PAGE 901

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Dunn etux	Engel Mortgage Co. Inc.	53-3
(NAME) 603 Meadowview Dr.	(NAME) P. O. Box 847	187
(STREET ADDRESS OR ROUTE NUMBER) Mt. Juliet, Tenn. 37122	(STREET ADDRESS) Birmingham, Ala. 35201	4D43735
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5516, page 722, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5544, page 701, Register's Office for said County.

I, Catherine S. Ruggiero, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said John D. Dunn and wife, Karen S. Dunn *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 207, Section B, Village of Old Hickory, as shown on the plan recorded July 16, 1948 in Book 1424, page 67, in Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Jones and Thirteenth Street, containing 0.11 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Catherine S. Ruggiero by deed from William M. Kennedy and George W. Carter, III of record in Book 5516, page 719 Registers Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,618.09

Subscribed and sworn to before me, this the 21 day of July 19 80

Affiant

My commission expires: Sept 5 1982 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 1301 Jone Street (House Number) (Street) Old Hickory, Tenn. 37138 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21 *day of* July *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Of The Law Firm Pedigo & Swindell

Stahlman Building Nashville Tennessee

X Catherine S. Ruggiero

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elmer K. Shirrell, *a Notary Public in and for said County and State,* Catherine S. Ruggiero

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 Nashville, *this* 21 *day of* July, *19* 80

Elmer K. Shirrell
Notary Public

Commission expires Sept 5, 1982

NOTARY PUBLIC AT LARGE Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

Notary Public

Commission expires.....

WARRANTY DEED

FROM

CATHERINE S. RUGGIERO, single

TO

JOHN D. DUNN, ET UX

G.O.42.13

IDENTIF. REFERENCE

AUG 25 3 39 PM '80

FEE $ RECORDED & REGISTERED
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

PEDICO & SAINDON

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

36618.09- CO
95.16 CO TX
.50 PRFEE
6.00 WDEED
CHECK 101.66-
7911A08/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04213

T
IDENTIF. REFERENCE

AUG 25 3 39 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENN.

No. 775915