5505 05/13 52.78- CHECK

FORM NO. WD-1

BOOK 5744 PAGE 627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 7,791.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Dunn (NAME)	Same (NAME)	52-9-165
P. O. Box 15542 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3DZ-52366
Santa Anna, Ca. 92705 (CITY) (STATE) (P. O. ZIP)	(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, Jimmie M. Ingram and wife, Maxine Ingram

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Dunn

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:

BEING Lot No. 76 on the map of Woodale Grove Annex, of record in Book 547, page 110, Register's Office for Davidson County, Tennessee.

SAID Lot No. 76 fronts 100 feet on the southeasterly side of Miami Avenue and runs back between lines 150 feet more or less to a dead line on which it measures 50 feet.

BEING the same property conveyed to Jimmie M. Ingram and wife, Maxine Ingram by deed from Nellie Eileen Houze, a widow, of record in Book 5450, page 183, said Register's Office.

INCLUDED in the above description but EXCLUDED for the purpose of this conveyance is the following described property.

BEGINNING at a point, said point being the northwest corner of Lot No. 76, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present Southerly right-of-way of Miami Avenue, 100 feet to a point; said point being the northease corner of Lot No. 76; thence southerly along the easterly margin of Lot No. 76 52 feet, more or less, to a point in the new proposed southerly right of way line of Miami Avenue; thence westerly along the new proposed southerly right of way line of Miami Avenue 87 feet to a point in the westerly line of Lot 76; thence northerly along the westerly line of Lot 76, 36 feet, more or less, to the point of beginning.

BEING the same property conveyed to Nellie Eileen Houze to an unnamed Grantee of record in Book 4002, page 772, said Register's Office.

GRANTEE assumes and agrees to pay the mortgage to Nellie Eileen Houze of record in Book 5450, page 183, said Register's Office.

THIS conveyance subject to Restrictive Covenants, easements and setback lines of record in said Register's Office.

This is unimproved ( ) improved (XX) property, known as 141 Miami, Nashville, Tn.
(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 4th day of May, 19 81

Jimmie M. Ingram

Maxine Ingram

TAXES for 1981 have been pro-rated and assumed by Grantee

BOOK 5744 PAGE 628

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie M. Ingram

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of May 1981

Commission expires 4/18/82

x Meredith C. Gardner
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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

34.1.640

WARRANTY DEED

FROM
Jimmie M. Ingram and wife,

Maxine Ingram

TO
George W. Dunn

IDENTIF. REFERENCE

MAY 13 10 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxine Ingram, the 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, Tennessee, this 4th day of May 1981.

My Commission expires: 7/19/81

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5744 PAGE 629

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

17751.79- CO
46.28 CO TX
.50 PRFEE
6.00 MDEED
CHECK 52.78=
5509ACC/13/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.1.6.4.0

IDENTIF. REFERENCE T

MAY 13 10 20 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 821809