BOOK 5904 PAGE 832 FORM NO. WD-1

G 9 7 7 8 0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 82

Notary Public

MY COMMISSION EXPIRES January 19, 1986

(AFFIX SEAL)

IDENTIF. REFERENCE

JUN 30 9 46 AM '82

REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Brent A. Campbell in conjunction with the issuance of a title insurance policy
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia J. Dunham (NAME)	Third National Bank (NAME)	Map 104-14
2221 30th Ave. S. (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	Parcel 64
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (CITY) (STATE) (ZIP)	24W 04675

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, Thomas Operchal and wife, Mary Ellen Operchal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia J. Dunham, a single person

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:

(SEE EXHIBIT A HERETO AND MADE A PART THEREOF)

This is improved (X) unimproved ( ) property, known as 2221 30th Ave. South (House Number) (Street) Nashville, Tennessee (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 29th day of June, 19 82

x Thomas Operchal

Thomas Operchal

x Mary Ellen Operchal

Mary Ellen Operchal

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Operchal and wife, Mary Ellen Operchal

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 24th day of June 19 82

Commission expires Jan. 19, 1986

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

WARRANTY DEED

FROM

Thomas Operchal and wife,

Mary Ellen Operchal

TO

Patricia J. Dunham, a single person

RETURN TO:
SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

EXHIBIT A

Being the northerly 26 feet front and 30 feet rear of Lot No. 50 and the southerly 24 feet front and 20 feet rear of Lot No. 49 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County, being Lot No. 49-A on the Plan of the Resubdivision of said Lots 49 and 50.

According to a survey made by Harvey Gee, dated June 25, 1946, said Lot No. 49-A fronts 50 feet on the westerly side of 30th Avenue South and runs back 222 feet on the northerly line and 210 feet on the southerly line to an alley, measuring 50 feet thereon.

Included in the above description but excluded from this conveyance is the following described property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4786, page 973, said Register's Office.

Beginning at the point of intersection of the north boundary of this property and the east margin of an alley adjoining the Tennessee Central Railroad said point being south 27 degrees 32' east 272 feet along said east margin from the south margin of Westmoreland Drive; thence along the said north boundary, north 77 degrees 24' east 109.5 feet to a point; thence south 24 degrees 40' east 50.1 feet to a point; thence south 77 degrees 56' west 107.1 feet to a point in the said east margin; thence along the said east margin north 27 degrees 32' west 50.0 feet to the point of beginning and containing 5420 square feet.

There is also included but excluded a permanent easement as follows:

Beginning at a point in the north boundary of this property said point being along the said north boundary north 77 degrees 24' east 109 feet from the east margin of the above mentioned alley; thence along the said north boundary north 77 degrees 24' east 10.2 feet to a point; thence south 24 degrees 40' east 50.2 feet to a point; thence south 77 degrees 56' west 10.2 feet to a point; thence north 24 degrees 40' west 50.1 feet to the point of beginning and containing 515 square feet.

Being the same property conveyed to Thomas Operchal by deed from Harry Haigler and wife, Denise Vanhorn-Haigler of record in Book 5455 at page 960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1982 and subsequent years, easements of record and Deed of Trust executed by M. Rebecca Shoemaker, to John A. Hubbard, Trustee for the benefit of Third National Mortgage of record in Book 4950 at page 691, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			54000.00- CO	
			140.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 149.90-	
5400A	06/30/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.7.7.8.0

IDENTIF. REFERENCE

JUN 30 9 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 889040