Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dr. Gary Dunn and Emily M. Dunn 4505 Harding Road, Unit 117 Nashville, TN	Fidelity Federal Savings & Loan Associaton 401 Union Street Nashville, TN 37219	116 3-B117
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Joseph Seyle Straub and wife, Sharon B. Straub (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Dr. Gary Dunn and wife, Emily M. Dunn (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The assumption of a Deed of Trust executed by Joseph Seyle Straub and wife, Sharon B. Straub to Vaden Lackey, Jr., Trustee, to secure to Fidelity

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 57,345.54 .

Affiant

Subscribed and sworn to before me this 26th day of August, 1982.

Notary Public
My commission Expires: July 21, 1984

Federal Savings & Loan Association a note in the original principal amount of $39,600.00, of record in Book 5288, page 72, Register's Office for Davidson County, Tennessee.

3. All easements and restrictions of record.

This is improved property, known as 4505 Harding Road, Unit 117, Nashville, Tennessee.

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, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of August, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph Seyle Straub

Joseph Seyle Straub

BY Sharon B. Straub

Sharon B. Straub, as
Attorney-in-Fact

Sharon B. Straub

Sharon B. Straub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 1982, before me, Jody M. Wagner, a Notary Public in and for said County and State, personally appeared Sharon B. Straub, to me known to be the person who executed the foregoing instrument in behalf of Joseph Seyle Straub, and acknowledged that she executed the same as the free act and deed of the said Joseph Seyle Straub.

WITNESS my hand and seal at Nashville, Tennessee, on this 26th day of August, 1982.

Jody M. Wagner
Notary Public
My commission expires: July 21, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jody M. Wagner, a Notary Public in and for said County and State, the within named Sharon B. Straub, 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, on this 26th day of August, 1982.

Jody M. Wagner
Notary Public
My commission expires: July 21, 1984

EXHIBIT "A"

Land in Davidson County, State of Tennessee, being Unit No. 117 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Seyle Straub and wife, Sharon B. Straub, by deed from Royal Oaks Limited Partnership, of record in Book 5288, page 70, Register's Office for said County.

H 0 6 6 2 8

IDENTIF. REFERENCE

AUG 31 3 02 PM '82

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF Book 5931 Page 763

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
			57348.54- CO	
			148.58 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 161.43-	
			652140b/31/8z BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

N-66628
Security My
8:31. 30 Q M82
Jerry K. Williams
My
Eileen Q
Lynn

No. 922776