WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.-

Nicki Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1983.

Notary Public

MY COMMISSION EXPIRES: 10-27-86

(AFFIX SEAL)

BOOK 5070 PAGE 916

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Rd., Mt. Juliet, Tennessee 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall L. Dunigan et ux (NAME)	The Kissell Company (NAME)	Map 65-9
436 Bristol Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 94
Lexington, KY 40502 (CITY) (STATE) (P.O. ZIP)	Springfield, Ohio 45501 (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, STEVEN E. SPENCER and wife, CHERRY F. SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL L. DUNIGAN and wife, PAULINE R. DUNIGAN

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. 128 on the Map of Sherwood Forest, Section III, as of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 72 feet on the westerly margin of Whittier Drive, and 174 feet on the northerly sideline, and 165.11 feet on the southerly sideline, and measures 94.79 feet across the rear lot line.

Being the same property conveyed to Steven R. Spencer and wife, Cherry F. Spencer by virtue of a deed from Viking Homes, Inc., as of record in Book 4705, page 153, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Thomas & Hill, Inc., of record in Book 4075, page 155, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 4828 Whittier Drive, Old Hickory, Tennessee 37138
(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 hands this 18th day of May, 1983

Steven E. Spencer
STEVEN E. SPENCER

Cherry F. Spencer
CHERRY F. SPENCER

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 6070 PAGE 917

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Steven E. Spencer and wife, Cherry F. Spencer

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 Mt. Juliet, Tennessee, this 18th day of May, 19 83

Commission Expires 10/12/86

Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

H 5 2 5 4 1

IDENTIF. REFERENCE

JUN 7 11 55 AM '83

FEE $ REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

STEVEN E. SPENCER et ux

TO

RANDALL L. DUNIGAN et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6070 PAGE 918

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52000.00- CO 135.20 CO TX .50 PRFEE 6.00 WDEED CHECK 141.70- 3206A06/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 2 5 4 1

IDENTIF. REFERENCE

JUN 7 11 55 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 954530