This instrument prepared by:
J. Mitchell Grissim, Jr.
Grissim & Hodges, Attorneys
323 Union Street
Nashville, TN 37201

SPECIAL WARRANTY DEED

BOOK 6144 PAGE 216

Address New Owner:	Send tax bills to:	Map-Parcel Numbers
James L. Dunn and wife, Beulah D. Dunn 4540 Clarksville Highway Nashville, Tennessee 37218	SAME	92-7-93

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND THREE HUNDRED FIFTY AND NO/100 ($13,350.00) DOLLARS cash in hand paid by James L. Dunn and wife, Beulah D. Dunn, and other good and valuable considerations, receipt of all of which is hereby acknowledged, Arnold Houston Underwood and Clarence N. Edmonson, Co-Administrators of the Estate of Charles N. Edmonson but not further or otherwise, have bargained and sold, and by these presents do transfer and convey unto the said James L. Dunn and wife, Beulah D. Dunn, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being the east 10 feet of Lot 36 and the west 37½ feet of Lot No. 37 on the Map of John Langham's Lots in northwest Nashville, of record in Book 57, page 91, Register's Office for Davidson County, Tennessee, according to a survey made by Norris H. Hickerson, April 18, 1949.
>
> Said parts of said lots adjoin and front together 47.5 feet on the northerly side of Herman Street and run back 160.3 feet on the westerly line and 160.2 feet on the easterly line, to an alley, on which they measure 47.5 feet.
>
> Being the same property conveyed unto Charles Edmonson by deed from Louis Komisar and wife, Bobbye Komisar, of record in Book 4591, page 896, said Register's Office, the said Charles N. Edmonson having since died.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Dunn and wife, Beulah D. Dunn, their heirs and assigns forever.

And they do covenant with the said James L. Dunn and wife, Beulah D. Dunn, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year property taxes.

And Arnold Houston Underwood and Clarence N. Edmonson, as Co-Administrators Under the Will of Charles N. Edmonson, but not further or otherwise, do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said James L. Dunn and wife, Beulah D. Dunn, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Arnold Houston Underwood and Clarence M. Edmonson, Jr. have caused this instrument to be executed on this 21 day of September, 1983.

ARNOLD HOUSTON UNDERWOOD

CLARENCE M. EDMONSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arnold Houston Underwood, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be one of the Co-Administrators of the Estate of Charles N. Edmonson, the within named bargainor, and that he as such Co-Administrator being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, the 15th day of September, 1983.

Lois H. Moore
Notary Public

My commission expires:

1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence M. Edmonson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be one of the Co-Administrators of the Estate of Charles N. Edmonson, the within named bargainor, and that he, as such Co-Administrator being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, the 21st day of September, 1983.

Patsy J. Bolin
Notary Public

My commission expires:

8/23/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6144 PAGE 215

The actual consideration or value whichever is greater, for this transfer is $ #13,350.00.

Affiant

Subscribed and sworn to before me

this 15th day of September, 1983.

Notary Public

My commission expires:

1-18-87

H 75867

IDENTIF. REFERENCE

SEP 26 3 35 PM '83

09/26 44.00 - CHECK

154

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

BOOK 6144 PAGE 219

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
			13350.00- CO	
			34.58 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	44.08-
			0154A09/26/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.5867.

IDENTIF. REFERENCE

SEP 26 3 33 PM '83

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 981372