Please Mail Back To
DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM J. H. BAKER, TRUSTEE

BOOK 6308 PAGE 632

ADDRESS NEW OWNER(S) AS FOLLOWS:	Richard S. Dunham 2819 Windemere Dr. Nashville, TN 37214
SEND TAX BILLS TO:	SAME
PREPARED BY:	DOAK & HOLLAND ATTYS 2740-A Old Lebanon Rd. Nashville, TN 37214
MAP-PARCEL NOS:	96-1 Par 153

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 June, 1984
DATE

Marie B. Cummings
NOTARY PUBLIC

1/19/86
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of Ten ($10.00) DOLLARS and other good and valuable consideration including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated May 15, 1984, of record in Book 6298, page 193, Register's Office for Davidson County, Tennessee.

J. H. BAKER, TRUSTEE, WITH FULL POWERS

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

RICHARD S. DUNHAM AND WIFE, CAROLYN DUNHAM

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 23 on the Plan of Riverpoint, Section Two of record in Book 5200, page 749, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 62.41 feet on the southerly side of Benson Road and runs back 131.11 feet on the westerly line and 127.70 feet on the easterly line to a rear line on which it measures 62.61 feet.

BEING the same property conveyed to J. H. Baker, Trustee, with full powers by deed from Carl N. Gessler and wife, Margaret Gessler of record in Book 5990, page 340, Register's Office for Davidson County, Tennessee.

I 2446 06/05/84 10:39- CHECK

I 26977

IDENTIF. REFERENCE

JUN 5 1 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 101 Benson Road, Nashville, TN 37214
Number Street City State 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 BOOK 6308 PAGE 633 heirs, successors 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 except of record.

AND we do(es) further covenant and bind ourselves, and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said grantees heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 1st day of June, 19 84

J. H. BAKER, TRUSTEE WITH FULL POWERS:

J H Baker, Trustee

{STATE OF Tennessee; COUNTY OF Davidson} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named J. H. Baker, Trustee with full powers

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 1 day of June 19 84

1/19/86
Comission Expires

Marie B. Cummings
Notary Public

NOTARY PUBLIC

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6308 PAGE 634

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
2446A06/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

126977

IDENTIF. REFERENCE

JUN 5 1 55 PM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No.0041821