FORM P.G. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,939.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 19 84.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bennie R. & Sally W. Dunham (NAME)	Union National Bank of Little Rock (NAME)	Map 142-3
7341 Cavalier Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	Par. 6
Nashville, TN 37221 (CITY) (STATE) (P O ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	9D-5052

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, Richard C. Wenzler and wife, Melanie Wenzler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bennie R. Dunham and wife, Sally W. Dunham

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. 77 on the Plan of Cross Timbers, Section 2, of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard C. Wenzler and wife, Melanie Wenzler by deed from Charles W. Daniels and wife, Ellen B. Daniels of record in Book 6029, page 349, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Union National Bank of Little Rock of record in Book 6029, page 352, said Register's Office. The escrow account to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 4064, page 909, amended in Book 4318, page 652 and Book 5425, page 362, and such easements and setback lines of record in Book 3700, page 92, said Register's Office

This is ( ) unimproved ( ) improved property, known as 7341 Cavalier Court Nashville, TN 37221
(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 hand s this 18th day of December, 19 84

Richard C. Wenzler
Richard C. Wenzler

Melanie Wenzler
Melanie Wenzler

5594

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Richard C. Wenzler and Melanie Wenzler

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 6th day of December 19 84

Commission expires 4/21/85

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 (their several oaths) acknowledged (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
Richard C. Wenzler and wife,
Melanie Wenzler

TO
Bonnie R. Dunham and wife,
Sally W. Dunham

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

I-7-1-2-3-0

IDENTIF. REFERENCE

Dec 19 10 30 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

74939.69- CAMT.
194.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.24-
6694A12/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 1. 2. 3. 0.

IDENTIF. REFERENCE

Dec 19 10 30 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94485