THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roy W. Wunsch 418 Fairfax Avenue Nashville, TN. 37212	Dominion Bancshares Mortg. Corp 9900 Main Street, Suite 200 Fairfax, VA. 22031	MAP 104-10 PARCEL 144 26W-7105

WARRANTY DEED

BOOK 6522 PAGE 237

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard B. French, Jr., unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy W. Wunsch and Kathy L. Hooper, as joint tenants with the right of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 102 and the easterly 40 feet of Lot No. 103 on the map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930.

SAID Lot No. 102 and part of Lot No. 103 front together 100 feet on the northerly side of Fairfax or Jones Avenue and run back between parallel lines, with the westerly margin of 32nd Avenue, South, 200 feet to an alley.

BEING the same property conveyed to Richard B. French, Jr. by deed from Mary Clay Sanders Estes and husband, Thomas W. Estes, of record in Book 6418, page 297, Register's Office for Davidson County, Tennessee.

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IDENTIF. REFERENCE
MAR 29 1 06 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 418 Fairfax Avenue, Nashville, TN. 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of March, 1985.

Richard B. French, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of March, 1985, before me personally appeared Richard B. French, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 179,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 27th day of March, 19 85.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:

Richard B. French, Jr., unmarried

to:

Roy W. Wunsch and Kathy L. Hooper

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23259

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

RECEIVED OF _____

FOR _____

BOOK 6522 PAGE 239

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

179000.00- CAMT.
465.40 CSTAX
.50 PREEE
6.00 WDEED
CHECK 471.90-
3414A03/29/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 29 1 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 120477