THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 (box 8/jcb)

ADDRESS NEW OWNER:
Edward B. Dunning
721 Richfield Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3819 S. George Mason Dr. Suite G
Baileys Crossroads, VA 22041

MAP-PARCEL NUMBERS:
115-42
3
8DZ-48725

WARRANTY DEED

BOOK 6591 PAGE 618

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, Harold L. Showers and wife, Barbara D. Showers hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward B. Dunning and wife, Margaret S. Dunning 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. 169 on the plan of Brook Meade, Section 5, of record in Book 2133, page 102, Register's Office for said County.

SAID Lot No. 169 fronts 122.0 feet on the southwesterly margin of Richfield Drive and extends back 401.3 feet on the northwesterly line and 387.0 feet on the southeasterly line to a broken line in the rear, measuring 127.4 feet thereon.

BEING the same property conveyed to Harold L. Showers and wife, Barbara D. Showers by deed from E. Russell Ray, Sr. and wife, Frances Ray, of record in Book 4923, page 386, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2291, page 87, said Register's Office, and to the matters set forth in the above referenced plan of record.

FEE 13.97
T
IDENTIF. REFERENCE
JUN 28 2 43 PM '85
ELLIOTT WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 721 Richfield Drive, Nashville, TN 37205.

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 June, 19 85.

Barbara D Showers
Barbara D. Showers

Harold L. Showers
Harold L. Showers

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of June, 19 85, before me personally appeared Harold L. Showers & Barbara D. Showers, 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 they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6591 PAGE 619

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

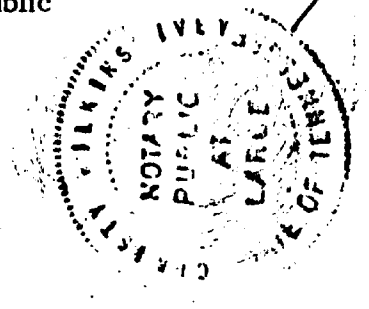
The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00 .

Margaret S. Dunning
Affiant

Subscribed and sworn to before me, this the 27th day of June, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public



WARRANTY DEED

from:
Harold L. Showers and wife, Barbara D. Showers

to:
Edward B. Dunning and wife, Margaret S. Dunning

return to: box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23687

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6594 PAGE 620

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
			78000.00- CAMT.	
			202.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	209.30-
3087A06/28/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 6 9 7 3

IDENTIF. REFERENCE

JUN 28 2 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149395