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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.

Roy D Dunnagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES: April 15, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Ave. North Nashville, Tennessee

The Name & Address of a property Owner:	The Name & Address of the Mortgagee:	MAP-PARCEL NUMBERS
ROY D. DUNNAGAN (NAME)	NONE (NAME)	82-2-52
114 Cranor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Chite House, TN 37188 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Letta May Spann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy D. Dunnagan

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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Sharpe & Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for said County and described according to a copy of a survey thereof made by Wm. Collier Parrish Engineer, on September 2, 1958, as follows:

Said Lot No. 35 fronts 50 feet on the south side of Greenwood Avenue and runs back between parallel lines, 170 feet, more or less, to an alley.

Being the same property conveyed to Letta May Spann, by deed from Marie B. Cummings, Trustee, of record in Book 4996, page 675, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantor.

2441.6

IDENTIFICATION REFERENCE

Jul 24 3 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1404 Greenwood Avenue Nashville, Tennessee
(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 my hand this 24th day of July, 19 86

Letta May Spann
LETTA MAY SPANN

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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 Letta May Spann

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 86.

Commission Expires April 19, 1987

Jo Ann Smith Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

LETTA MAY SPANN

TO

ROY D. DUNNAGAN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

350[illegible].50- CAPIT.
98.00 CSTAX
.50 PRFE
6.00 [illegible]
CHECK 104.50-
1783A07/24/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 1 6

IDENTIFICATION REFERENCE

JUL 24 3 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275061