file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
David M. Dunn	Equitable Mortgage Resources, Inc.	MAP 49-00
560 Green Lane	1307 U.S. Hwy. 19 South	PARCEL 166
Whites Creek, TN. 37189	Suite 500	12DZ-83060
	Clearwater, FL 33518	

WARRANTY DEED

BOOK 6948 PAGE 442

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, David P. Byrne and wife, Jackie Byrne hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David M. Dunn 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 the 12th (formerly 21st) Civil District of Davidson County, Tennessee, being Lot No. 4 on the survey of J. A. Williams Tract, made March 7, 1942, according to a survey prepared by G. J. Wilkerson, dated March 7, 1942, not of record as follows:

BEGINNING at a point in the center of Green Lane, 1015.0 feet east of the intersection of said Lane and the center of White Creek Pike, being the corner of Lots Nos. 3 and 4; thence with the line between said lots, north 12 degrees 30 minutes west 600.0 feet to a stake; thence north 77 degrees 30 minutes east 100.0 feet to a stake, the corner of Lots No. 4 and 5; thence with the line between said lots, south 12 degrees 30 minutes east 600.0 feet to the corner of said Land, south 77 degrees 30 minutes west 100.0 feet to the point of beginning.

Being the same property conveyed to David P. Byrne by deed from Michael Lee Frizzell and wife, Debra Gene Frizzell of record in Book 5786, page 699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Exchange Bond & Mortgage Corporation, of record in Book 5514, page 856, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 560 Green Lane, Whites Creek, TN. 37189.

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 12th day of August, 19 86.

Jackie Byrne
Jackie Byrne

David P. Byrne
David P. Byrne

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 19 86, before me personally appeared David P. Byrne and Jackie Byrne, 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: 11-1-87

Notary Public

BOOK 6948 PAGE 443

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 $ 34,351.28.

_____
Affiant

Subscribed and sworn to before me, this the 12th day of August, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

WARRANTY DEED

from:
David P. Byrne AND wife,
Jackie Byrne

to:
David M. Dunn

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

IDENTIFI REFERENCE

7 9 3 6 7

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN
AUG 13 12 20 PM '86

TN-25469

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

RECEIVED OF _____

FOR _____

BOOK 6948 PAGE 444

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

3435[illegible]- BAIT.
96.3[illegible] COTAX
.80 PRFEE
6.00 MOTG
CHECK 100.82-
9737A08/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31367.

IDENTIFICATION REFERENCE

Aug 13 12 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282830