Box 8 cg

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:
James Edwin Dunn, Jr. 805 Timber Lane Nashville, TN. 37215	none	7DA-05670 MAP 117-02 PARCEL 49

WARRANTY DEED BOOK 6963 PAGE 479

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, Sue Thompson Fort, Jr., unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Edwin Dunn, Jr. and wife, Gwyn Womble 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:

SEE ATTACHED EXHIBIT "A"

36667

IDENTIFICATION REFERENCE

AUG 29 10 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 805 Timber Lane, Nashville, TN. 37215.

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 26th day of August, 19 86

Sue Thompson Fort Jr.
Sue Thompson Fort, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 19 86 before me personally appeared ~~Sue~~ Thompson Fort, 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 her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6963 PAGE 480

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 $ 187,000.00.

James Edwin Dunn Jr.
Affiant

Subscribed and sworn to before me, this the 26th day of August, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

WARRANTY DEED

from:
Sue Thompson Fort, Jr.

to:
James Edwin Dunn, Jr. and wife,
Gwyn Womble Dunn

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

Exhibit "A"

LAND in Davidson County, Tennessee, being the northerly 100 feet of the westerly 265 feet of Lot No. 31 on the Map of Forest Park Land Improvement Company Subdivision, of record in Book 161, page 144, Register's Office for said County.

BEGINNING on the easterly margin of Forest Park Avenue, formerly Maplewood Avenue, at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, eastwardly 265 feet; thence at right angles, soutwardly 100 feet; thence at right angles westwardly 265 feet to the easterly margin of Forest Park Avenue; thence with the easterly margin of said Avenue, northwardly 100 feet to the beginning.

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said County, described as follows:

BEGINNING at a point on the line between Lots Nos. 30 and 31 on said plan, 265 feet easterly from the easterly margin of Parker, formerly Maplewood Avenue, said point being the northeast corner of a part of Lot No. 31 conveyed to William S. Riddle, Jr., by deed from Hattie Hampton Swann and husband, of record in Book 700, page 667, said Register's Office; thence with the line between said Lots Nos. 30 and 31, eastwardly 149.7 feet to a point in the western boundary line of Block No. 5 on the plan of the Stokes Tract, as of record in Book 974, page 24, said Register's Officec; thence with the western boundary line of said Stokes Tract, southwestwardly 247 feet; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lots Nos. 31 and 32 conveyed to Mrs. Bernice C. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence with the eastern boundary line of said Trimble Tract and said Riddle Tract, northwardly 200 feet to the beginning:

INCLUDED in the above description, but specifically EXCLUDED therefrom is that portion of the property coveyed to Bernice B. Trimble by deed from Paul T. Manchester and wife, Emiline S. Manchester, of record in Book 3613, page 615, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a portion of the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision as of record in Book 161, page 141, Register's Office for said County, described as follows:

BEGINNING at a point on the line in the center (100 feet on each side) of Lot No. 31 on said plan, 265 feet from the easterly margin of Timber Lane, formerly Parker Avenue and Maplewood Avenue, said point being the northeasterly corner of the southern one-half of Lot No. 31 conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence from this point eastwardly 77.5 feet to a point on the westerly boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly 119.5 feet to a point; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lot 31 and 32; thence northwardly along this line 100 feet to the beginning.

BEING the same property conveyed to Sue Thompson Fort, Jr. by deed from Sandra J. Fossick (formerly Sandra J. Parker) of record in Book 5953, page 42, 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.

08/29 530.10 CHECK

BOX 8

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

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 482

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

187000.00- CAMT
523.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 533.10-
5888A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 8 6 6 7

IDENTIF. REFERENCE

Aug 29 10 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288832