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F.1e 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON~~XXXXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-20-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Suzette Dunn (NAME)	Citizens and Southern Mortgage (NAME)	103-04
144 46th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	110
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30085-0656 (CITY) (STATE) (ZIP)	25W 09030

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, Cynthia Anne Feltner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly Suzette Dunn and Rodney P. Dunn

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:

BEING the North half of Lots Nos. 11 and 12 in Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, page 104, said Register's Office.

BEGINNING at a point in the East margin of 46th Avenue, North said beginning point being 80 feet North of the Northeast corner of 46th Avenue, North and Utah Avenue; thence, running at right angles easterly, along the north line of th property heretofore conveyed to Marie Ridge, 110 feet to a point in the East line of Lot 11; thence, at right angles North along the line dividing Lots10 and 11, 80 feet to the South margin of an alley; thence, at right angles West along the South margin of said alley 110 feet to the East margin of 46th Avenue, North; thence, at right angles South along the East margin of 46th Avenue, 80 feet to th point of beginning.

Being the same property conveyed to Cynthia Anne Feltner, unmarried by deed from Blair Realtors, Inc. of record in Book 6316, Page 539, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

4873 I

IDENTIFICATION REFERENCE

OCT 2 1 13 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 144 46th Avenue North, Nashville, TN. 37209
(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 her hand this 25th day of September, 19 86

Cynthia Anne Feltner

Cynthia Anne Feltner

STATE OF TENNESSEE
~~Davidson County~~
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Anne Feltner, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of September 19 86

Commission expires 12 89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Cynthia Anne Feltner, unmarried

TO
Holly Suzette Dunn and Rodney P. Dunn

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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
			69000.00- CAMT,	
			1933.20 CSTAX	
			VS 1933.20- CSTAX	
			193.20 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK	193.70-
			9474A10/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4873 I

IDENTIFICATION REFERENCE

Oct 2 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302117