BOOK 7075 PAGE 71 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP PARCEL NUMBERS
Arthur H. Dunkle et al (NAME)	City Federal Savings Bank (NAME)	4D-90741
515 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	76-1-113
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (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, Gary Nelson, Sr. and wife, Robbie Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur H. Dunkle and wife, Kelly S. Dunkle, an eighty percent undivided interest and Gary L. Nelson, Sr, atwenty percent undivided interest

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. 108-A on the plan of Zone Lot Division Lot Nos. 88, 104 & 108 Tulip Grove Woods Phase 1, of record in Book 6900, page 73, Register's Office for said County.

Said Lot No. 108-A fronts 39.13 feet on the westerly margin of Debbie Drive and extends back 171.38 feet on the northerly line and 192.58 feet on the southerly line to a dead line in the rear, measuring 59.67 feet thereon.

Being part of the same property conveyed to Gary Nelson, Sr. by Quitclaim Deed from Knight Construction Company, a Tennessee General Partnership composed of Stephen R. Josleyn and Gary Nelson of record in Book 7012, page 309, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6369, page 879, said Register's Office and to the matters set forth in the above referenced plan of record.

74881

IDENTIFICATION

Dec 19 11 32 AM '86

FEE $ WILLIAM P. TATUM REGISTER DAVIDSON COUNTY TENN.

This is improved (XX) unimproved ( ) property, known as 515 Debbie Drive, (House Number) (Street) Hermitage, TN 37076 (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 unto 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 12th day of December, 1986

Gary Nelson, Sr.

Robbie Nelson

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Gary Nelson, Sr. and wife, Robbie Nelson

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

WITNESS my hand, at office, this 12th day of December, 1986

NOTARY PUBLIC

My commission expires:

7-8-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Gary Nelson, Sr. and wife,

Robbie Nelson

TO

Arthur H. Dunkle and wife,

Kelly S. Dunkle and Gary L. Nelson, Sr.

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

01750.00- CAPIT.
172.26 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.26--
9203A12/19/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

746811

IDENTIFICATION REFERENCE

DEC 19 11 32 AM '86

FELIX Z. WILSON, CO. REGISTER
DAVIDSON COUNTY, TN

No. 25015