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:
Mary H. Dunigan
445 Siena Drive
Nashville, TN 37205

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
part of 116-13-D 2.0 CO

BOOK 7150 PAGE 312

WARRANTY DEED

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, J. Terry Hunter, Trustee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary H. Dunigan 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 Davidson County, Tennessee, being Lot No. 2 on the plan of Jocelyn Manor, 2nd Revision, Revised, of record in Book 6900, page 180, Register's Office for said County, and being described as follows:

BEGINNING at a point in the easterly margin of the cul-de-sac of Allen Place, said point being the northwesterly corner of Lot No. 3 and the southwesterly corner of the lot herein described, thence with the curve of said cul-de-sac in a northerly direction 37.22 feet to a point in said easterly margin of said cul-de-sac; thence in a northeasterly direction with a portion of the broken southerly line of Lot 23, 114.59 feet to a point; thence, continuing with the broken southerly line of Lot 23, in a southeasterly direction 70.96 feet to a point in the westerly margin of Sedberry Road, said point also being the northeasterly corner of the lot herein described; thence with said margin of Sedberry Road, along a curve in a southerly direction 137.60 feet to a point, said point being the northeasterly corner of Lot 3; thence in a northwesterly direction with the northerly margin of Lot 3, 166.77 feet to the point of beginning.

BEING a portion of the same property conveyed to J. Terry Hunter, Trustee, pursuant to Land Trust Agreement of record in Book 6651, page 298, by deed from Neil H. Cargile, Jr., unmarried of record in Book 6651, page 311, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and

This is (un)improved property, known as 317 Allen Place, Nashville, TN 37205.

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 20th day of February, 19 87.

J. Terry Hunter, Trustee

J. Terry Hunter, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of February, 19 87, before me personally appeared J. Terry Hunter, Trustee, 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 his free act and deed.

Corene B. Garrett
Notary Public

My Commission Expires: 4-2-90

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7150 PAGE 313

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 $ 85,000.00.

Jill Buchanan
Affiant

Subscribed and sworn to before me, this the 20th day of February, 1987.

My Commission Expires: 4-2-90

Notary Public

Continuation of Warranty Deed

other matters set forth in Book 6950, page 128, and amended in Book 7008, page 333, Book 7132, page 755, said Register's Office, and to the matters set forth in the above referenced plan of record.

IDENTIFICATION REFERENCE

9 1 3 8 6

WARRANTY DEED

from:
J. Terry Hunter, Trustee

to:
Mary H. Dunigan

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(615) 36317

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7150 PAGE 314

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

USE .10- CANT.
238.00 CSTAX
.50
6.00
CHECK 244.50-
BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:8:3 1 6.

IDENTIFICATION REFERENCE

FEB 27 2 16 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 50861