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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: (Mortgage Company) | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald R. Dunning (NAME) | SAME (NAME) | MAP 26-1 |
| 203 East Cedar Street (ADDRESS) | (ADDRESS) | PARCEL 94 |
| Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | GO-09523 |

FOR AND 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, James Reynolds and wife, Elzie M. Reynolds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Dunning and wife, Anita G. Dunning

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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, ~~in~~ the Village of Goodlettsville, described as follows:

Beginning in the center of Cedar Street, formerly Long Hollow Pike, at the northwest corner of the property conveyed to H. T. Clendening, by deed from J.C. Garrett, et al, of record in Book 1011, page 235, Register's Office for said County; thence with the center of said Street, westwardly 100 feet to the northeast corner of the property conveyed to G.T. Moore, by deed from Dixie Johnson, of record in Book 432, page 237, said Register's Office; thence with Moore's easterly line, southwardly 552 feet, more or less, to the southeast corner of the Moore property; thence eastwardly 100 feet, more or less, to the southwest corner of the Clendening property; thence with Clendening's westerly line, northwardly 552 feet to the beginning.

Being the same property conveyed to James Reynolds and wife, Elzie M. Reynolds by deed from W.E. Pollard and wife, Marie B. Pollard of record in Book 3895, page 993, Register's Office Davidson County, Tennessee.

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

2.7.043

IDENTIFICATION REFERENCE

MAY 19 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 203 East Cedar Street, Goodlettsville, Tennessee 37072
(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 our hand s this 14th day of May, 19 87

James Reynolds

Elzie M. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named James Reynolds and wife, Elzie M. Reynolds

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 1987.

Commission expires 7-28-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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
James Reynolds and wife, Elzie M. Reynolds

TO
Donald R. Dunning

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 176000.00- CAMT. | |
| | | | 492.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 499.30- |
| 8561 | A05/19/87 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27043

IDENTIFICATION REFERENCE

MAY 19 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83075