WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
James L. Dunn et ux	Same	Map 81-10
7540 CLARKSVILLE HIGHWAY		Par. 358
NASHVILLE TN 37218		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $8,050.00.

Beulah D. Dunn
Affiant

Subscribed and sworn to before me this 11th day of [illegible] 1987.

[illegible]
Notary Public

My Commission Expires:
2-13-89

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, L. B. PAYNE, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. DUNN and wife, BEULAH D. DUNN, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 123 on the Map of S. A. Champions Subdivision of certain lots in the Harding Plan of Lots, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 123 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to L. B. Payne by deed from Castus Wilks, an unmarried person, of record in Book 4116, page 833, Register's Office for Davidson County, Tennessee.

Lillian Payne, wife of the said L. B. Payne, joins in the execution of this conveyance for the purpose of conveying and releasing any rights which she might have in said property by reason of the marital status.

This is unimproved/improved property, known as 1618 23rd Avenue North, Nashville, Tennesse.

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 he does covenant with the said Grantees that he is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1987, which the Grantees herein assume and agree to pay.

And he does further covenant and bind himself, his 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.

WITNESS our hands this 11th day of August, 1987.

L. B. Payne

L. B. Payne

Lillian Payne

Lillian Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of August, 1987, before me personally appeared L. B. Payne and wife, Lillian Payne, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of August, 1987.

Notary Public

My Commission Expires:

5-13-89

5492 1

IDENTIFICATION REFERENCE

AUG 11 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7322 PAGE 828

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

805[illegible].00- CAT.
2.40 STATE TAX
.50 PRFEE
6.00 DEED
CHECK 23.90-
0490A08/11/87 BM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.92 I.

IDENTIFICATION REFERENCE

AUG 11 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04450