BOOK 7437 PAGE 837

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:
Ova Dyer 2608 Brownwood Drive Donelson, TN 37214	New Owner	73-3/36

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Ova Dyer
Affiant

Subscribed and sworn to before me this 30th day of Dec 1987.

W. D. McCreary
Notary Public

My Commission Expires:

Dep. Reg

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, we RANDALL F. DYER and wife, KAY DYER, BETTY DYER SLOAN and husband, TONY SLOAN, and DAVID DYER and wife, CAROLYN DYER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto OVA DYER, hereinafter referred to as Grantee, her heirs, successors 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. 54 on the Plan of Sutherland Heights, Section Two, as of record in Book 2663, Page 58, Register's Office for said County.

Said Lot No. 54 fronts 108 feet on the southerly side of Brownwood Drive, and extends back 197.1 feet on the westerly line and 193.5 feet on the easterly line, to a dead line and measures 138 feet thereon, said line being a broken line.

Being the same property conveyed to Randall F. Dyer, Betty Dyer Sloan and David Dyer by deed from Ted E. Pruitt and wife, Frances L. Pruitt, of record in Book 5174, Page 966, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantee has assumed and agrees to pay the remaining unpaid principal balance of a certain note secured by a deed of trust executed by Ted E. Pruitt and wife, Frances L. Pruitt to John W. Murphree, Trustee of record in Book 4743, Page 527, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 2608 Brownwood Drive, Donelson, Tennessee 37214

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, her heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of Dec., 1987.

Randall F. Dyer

Kay Dyer

Betty Dyer Sloan

Tony Sloan

David Dyer

Carolyn Dyer

GEORGE M. FRANCIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of December, 1987, before me personally appeared RANDALL F. DYER and wife, KAY DYER, 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 14th day of December, 1987.

George M. Francis
Notary Public

My Commission Expires:
May 13, 1989

STATE OF Tennessee)
COUNTY OF Davidson)

On this 14th day of December, 1987, before me personally appeared TONY SLOAN and wife, BETTY DYER SLOAN, 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 14th day of December, 1987.

Notary Public

My Commission Expires:
May 13, 1989

NOTARY PUBLIC AT LARGE

FILED & RECORDED
DAVIDSON COUNTY, TN
DEC 30 9 51 AM '87

IDENTIFICATION REFERENCE

94085

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 14th day of December, 1987, before me personally appeared DAVID DYER and wife, CAROLYN DYER, 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.

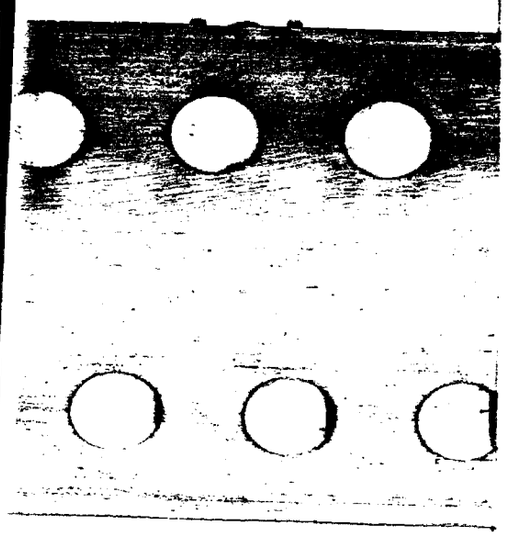
Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of December, 1987.

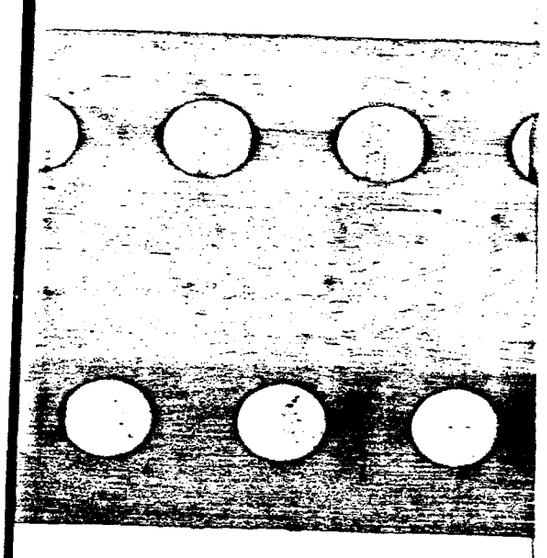
Notary Public

My Commission Expires:
May 13, 1989

NOTARY PUBLIC AT LARGE

4127 12/30 0101 03CHECK 205.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7437 PAGE 840

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
				CAMT 70000.00
				CON TX 196.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 205.50
				CHECK 205.50
12/30/87	01			09:52 0001 4127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 4. 0. 8. 5.

IDENTIFI REFERENCE

DEC 30 9 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49202