STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 1988.

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Lesperance	Capitol Mortgage Corporation	MAP 150-07
(NAME)	(NAME)	
3394 Oak Trees Court	1100 Kermit Drive, Suite 206	PARCEL 291
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	2D 73575
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jimmy Dunn and wife Joyce P. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Lesperance and wife, Harriet C. Lesperance

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.

Being Lot No. 62A of the Zone Lot Division of Lot Nos. 62, 63, 65 and 66, of Lakeshore Woods, Section 3, of record in Plat Book 6250, page 730, amending Plat Book 5200, page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Dunn by deed from CDT Properties, of record in Book 6809, Page 39, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 730, Book 6250, page 385, Book 6063, page 351, and Book 6112, page 546, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Michael J. Lesperance and wife, Harriet C. Lesperance and Jimmy Dunn and wife Joyce P. Dunn, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation dated March 14, 1986, and filed for record in Book 6809, Page 42, Register's Office for said County, with a present unpaid principal balance of approximately $ _____, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

unimproved ( ) This is improved (X) property, known as 3394 Oak Trees Court, (House Number) (Street) Antioch, TN 37013 (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 heir 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 covey 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 18 day of July, 19 86

Jimmy Dunn

Joyce P. Dunn

Joyce P. Dunn is joining in this conveyance to convey any and all marital rights she may have to subject property.

BOOK 7452 PAGE 726

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 Jimmy Dunn and wife Joyce P. Dunn

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of July 1986

Commission expires [redacted] 7-17-1988

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted/and who and

(or proved to me on the basis of satisfactory evidence)

upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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

Jimmy Dunn

Joyce P. Dunn

TO

Michael J. Lesperance and wife,

Harriet C. Lesperance

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

9.8.9.3.4.

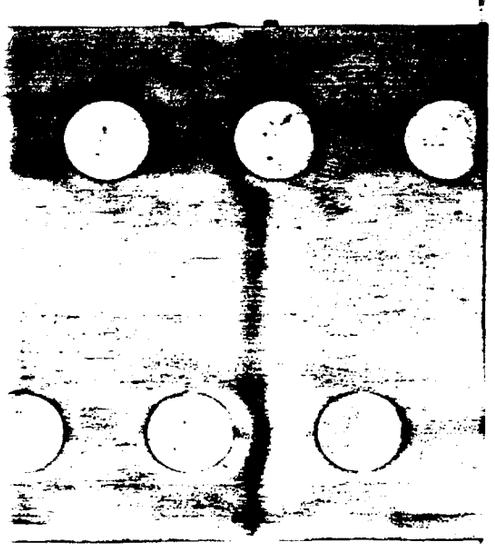
IDENTIFICATION REFERENCE

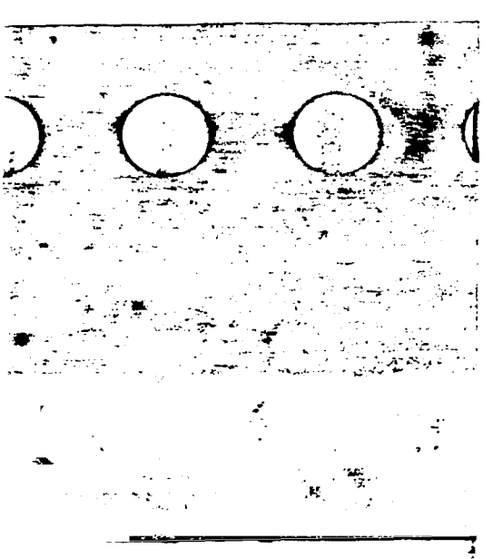
JAN 20 1 45 PM '88

[illegible] Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2524 01/20 0101 CHECK 10.70

Mail Chatham & Kelmo





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7452 PAGE 727

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	1500.00
CON TX	4.20
PRFEE	0.50
MREC	6.00
TOTAL	10.70
CASH	10.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/88 01 13:49 0001 9834

9.8.9.3.4.

IDENTIFICATION REFERENCE

JAN 20 1 45 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 54781