This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
CHARLES H. DUNGEY, SR.,
etc., et al

TO
MARIE F. McQUIDDY

For draftsman's use 7520 04/22 0101 03CHECK 87.90

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT
Attorney at Law
906 Stahlman Bldg.
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie F. McQuiddy (NAME)	SAME (NAME)	Tract I: 91-12-200 12W 06590
125 Queens Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Tract II: 91-12-201 12W 06588
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Tract III: 91-12-202 12W 06586

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 28,000.00 Marie F. McQuiddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES: 9/10/90
(AFFIX SEAL)

For and in Consideration of the sum of Twenty Eight Thousand ---- And No/00 ----- ($28,000.00) ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Charles H. Dungey, Sr., also known as Charles Dungey, a single man, and Sabita Dungey, a single woman, who joins in this deed for the purpose of releasing any interest she may have in the premises,

23959

IDENTIFICATION REFERENCE

APR 22 3 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

HSC

have bargained and sold, and by these presents do transfer and convey unto the said Marie F. McQuiddy, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 9 in the Subdivision of part of Lot 14 of Clifton Plan of Lots in the former 13th Civil District of said County, now 25th, City of Nashville Ward, more particularly described as follows:

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Said Lot No. 9 fronts 50 feet on the west side of 40th Ave. North, and runs back between parallel lines and along the northern margin of a 15 foot alley, 229.5 feet to a 15 foot alley in the rear.

Being the same property conveyed to Charles H. Dungey, Sr., by deed from Pearl E. Lewis Burton of record in Book 4777, page 863, said Register's Office.

TRACT II: Land in Davidson County, Tennessee, being part of Lots 6, 7 and 8 in the Subdivision of part of Lot 14 of Clifton Plan of Lots in the former 13th Civil District of said County, now 25th, City of Nashville Ward, more particularly described as follows:

Beginning at the intersection of the western margin of 40th Ave. North and an alley, which is the northeast corner of Lot No. 8; running thence from said point westerly along the southern margin of said alley 142 1/2 feet to the eastern margin of an alley; thence south along said margin of alley 50 feet to a point; thence easterly and parallel with the southern margin of the first mentioned alley 142 1/2 feet to a point on the western margin of 40th Ave. North; thence northerly with said margin of said Avenue 50 feet to the point of beginning.

Being the same property conveyed to Charles H. Dungey, Sr., by deed from Pearl E. Lewis Burton, Lula V. Haynes and Mary Alice Love of record in Book 4777, page 861, said Register's Office.

TRACT III: Land in Davidson County, Tennessee, being part of Lots 6, 7 and 8 in the Subdivision of part of Lot 14 of Clifton Plan of Lots in the former 13th Civil District of said County, now 25th, City of Nashville Ward, said parts of lots are on the western margin of 40th Ave. North, and on the northerly margin of Indiana Ave., more particularly described as follows:

Beginning at the southeast corner of Lot No. 8 and running thence from said corner west along the north line of Indiana Avenue 142 feet to an alley; thence north along the line of said alley 102 feet, more or less; thence easterly and parallel with Indiana Ave. 142 feet to the westerly margin of 40th Ave. North; thence south along the westerly line of 40th Ave. North 102 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles Dungey by deed from Jim T. Hamilton, Trustee, of record in Book 4528, page 554, said Register's Office.

unimproved xx This is improved ( ) property, known as Tract I 707 (House Number) 40th Avenue North (Street) Nashville, TN 37209 (P. O. Address: City or Town, Postal Zone)

Tract II: Unimproved, known as 705 40th Avenue North Nashville, TN 37209

Tract III: Unimproved, known as 701-3 40th Avenue North Nashville, TN 37209

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie F. McQuiddy her heirs and assigns, forever.

And we do covenant with the said Marie F. McQuiddy 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.

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 Marie F. McQuiddy her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of April, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Charles H. Dungey Sr.
CHARLES H. DUNGEY, SR.

x Charles Dungey
CHARLES DUNGEY

Sabita Dungey
SABITA DUNGEY

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 7524 PAGE 603

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named Charles H. Dungey, Sr., also known as Charles Dungey, and Sabita Dungey,

the bargainors, 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 22nd day of April, 19 88.

Notary Public

Commission Expires 9/11/90

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

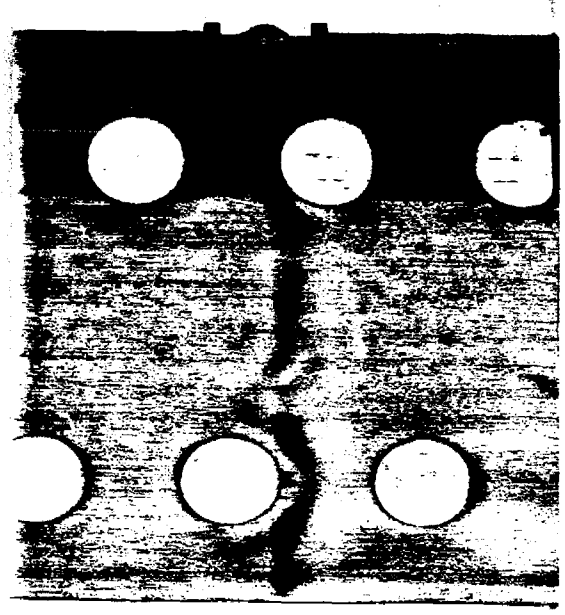
Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

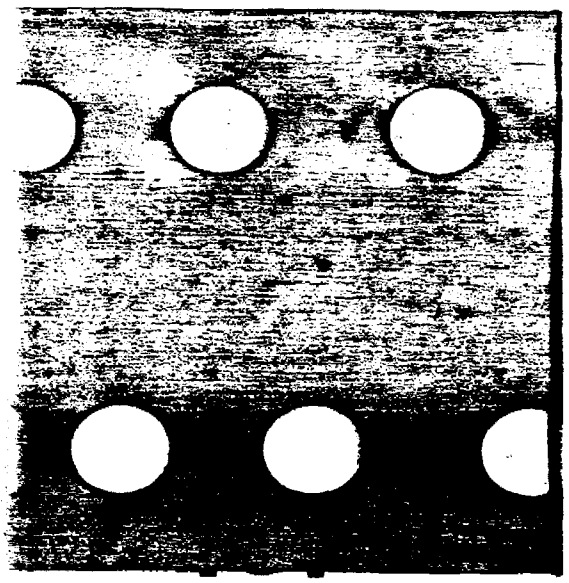
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7524 PAGE 604

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	28000.00
CON TX	78.40
PRFEE	0.50
WDEED	9.00
TOTAL	87.90
CHECK	87.90

04/22/88 01 15:32 0001 7520

23959

IDENTIFICATION REFERENCE

APR 22 3 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83620