BOOK 7645 PAGE 70 BOX 10 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1988.

Notary Public

MY COMMISSION EXPIRES 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
J. Don Dunaway et ux (NAME)	Same/None (NAME)	10D 51783
6632 Pleasant Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	016-00-0-179.00
Forth Worth, TX 76180 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Lama Terra Ltd., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Don Dunaway and wife, Frances Dunaway

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 Davidson County, Tennessee, being Lot No. 23 on the plan of Ridgeview Estates, Section II, Phase II, of record in Book 6200, page 692, Register's Office for said County.

Said Lot No. 23 fronts 279.83 feet on the southwesterly margin of Lama Terra Court and extends back 178.00 feet on the northerly line and 498.66 feet on the southeasterly line to a dead line in the rear, measuring 453.80 feet thereon.

Being part of the same property conveyed to Lama Terra Limited, a Tennessee Limited Partnership by deed from Edward Grigsby Bracy, Jr., also known as E. G. Bracy, and wife, Hazel Walker Bracy, also known as Hazel W. Bracy, of record in Book 5748, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7484, page 166 and in Book 7527, page 949, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved (XX) improved ( ) property, known as 7004 Lama Terra Court (House Number) (Street) Goodlettsville, TN (P. O. Address) (City or Town) 37072 (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 my hand this 31st day of August, 19 88

Lama Terra Ltd.

BY: Keith Perryman, General Partner

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

BOOK 7645 PAGE 71

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

4138 09/06 0101 03CHECK 70.00

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Lama Terra Ltd., a Tennessee Limited Partnership

TO

J. Don Dunaway and wife, Frances Dunaway

65043

IDENTIFICATION REFERENCE

SEP 6 11 41 AM '88

REGISTER'S OFFICE
WILLIAMSON COUNTY, TN

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the County and State aforesaid, Keith Perryman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of Lama Terra Limited, a Tennessee Limited Partnership, the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, this 31st day of August, 1988, at Brentwood, Tennessee.

Notary Public

NOTARY PUBLIC
COFFEE CO. TENN.
STATE OF TENNESSEE
LARGE

My commission expires: 5-13-90

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing of This Document Unsatisfactory When Received.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7645 PAGE 72

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	19500.00
CON TX	64.35
PRFEE	0.50
WDEED	6.00
TOTAL	70.85
CHECK	70.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:41 0001 4138

65043

IDENTIFICATION

SEP 6 11 41 AM '88

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 131195