THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail

9713 10/24 0101 03CHECK 224.00

ADDRESS NEW OWNER:
THURZA DUNAWAY
604 LEMONT DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:
MAP 061-01-0
PARCEL 040.00

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Thurza Dunaway
AFFIANT

Subscribed and sworn to me, this the 20TH day of OCTOBER, 1988.

Donna C. Collins
Notary Public
My commission expires: 6-24-92

7863 9

TENNESSEE REAL ESTATE TRANSFER TAX
OCT 24 9 02 AM '88
REGISTER OF DEEDS DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, EDWARD B. ARNOLD, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said THURZA DUNAWAY, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 604 LEMONT DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

Sandra Joy Arnold, wife of the Grantor herein joins in this conveyance for the sole purpose of conveying any right, title or interest she may have in the herein described property, marital or otherwise.

WITNESS our hands this 20TH day of OCTOBER, 1988.

Edward B. Arnold

EDWARD B. ARNOLD

Sandra Joy Arnold

SANDRA JOY ARNOLD

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward B. Arnold et ux, Sandra Joy Arnold, the within named bargainors, 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 Madison, Tennessee, on this the 20th day of October, 1988.

Denise C. Allen

notary public

My commission expires: 5-11-92

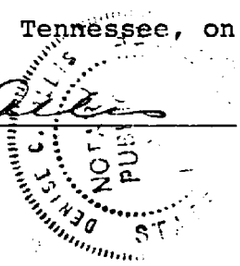


EXHIBIT 'A'

LAND in the 12th Civil District of Davidson County, Tennessee, being Lot No. 295 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Lemont Drive at the corner of Lots Nos. 294 and 295; thence with the line between said two lots easterly 296.48 feet; thence south 6 deg. 22' east 92.86 feet; thence south 29 deg. 31' west 26.55 feet to the corner of lots Nos. 295 and 296; thence with the line between said two lots westerly 297.60 feet to the easterly margin of Lemont Drive; thence with the same northerly 115 feet to the beginning.

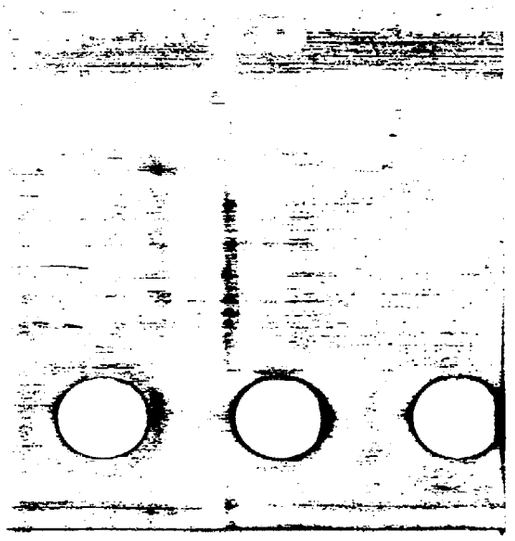
BEING the same property conveyed to James E. Ingram et ux, Nilla B. Ingram, by Warranty Deed from Castleman Construction Company, of record in Book 2802, page 17, Register's Office for Davidson County, Tennessee, the said James E. Ingram having pre-deceased Nilla B. Ingram, the property vested solely in Nilla B. Ingram. Nilla B. Ingram subsequently died and pursuant to her Last Will and Testament of record in Will Book 164, page 58, Probate Court for Davidson County, Tennessee, Docket No. 9/256, said property was devised to her son, Edward B. Arnold, the Grantor herein.

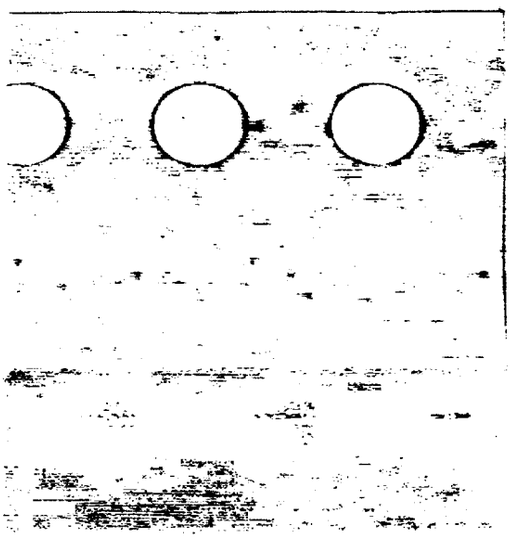
EXHIBIT 'B'

1. Real property taxes for all future years constitute a lien.

2. Restrictions of record in Book 2702, page 79, Register's Office for Davidson County, Tennessee.

3. Exceptions to Plat of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, which include a 100 foot minimum building setback line from Lemont Drive; a 10 foot public utility and drainage easement along the rear lot lines and approximately 8.75 foot X 50 foot located at the southeast corner of the lot for the water tank.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7684 PAGE 368

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 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 9.00
TOTAL 224.00
CHECK 224.00

10/24/88 01 09:03 0001 9713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8639

IDENTIFICATION REFERENCE

Oct 24 9 02 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 146470