BOOK

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Jerry L Dunham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 19 89

Judy Brandt
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Dunham (NAME)	National Mortgage Company (NAME)	MAP 119-16
3132 Glencliff Rd. (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 3.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	6DA-28546

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, Ivan Luttrell and wife, Ann M. Luttrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Dunham and wife, Kathy E. Dunham

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 part of Lot No. 4, on the plan of J. P. Ellis-Glencliff Subdivision, Section A, of record in Plat Book 1130, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Ivan Luttrell by quitclaim deed from Jo Ann Ackers, now Jo Ann Steele and husband, Samuel E. Steele of record in Book 6251, page 137, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

Ann M. Luttrell, wife of Ivan Luttrell, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

99032

IDENTIFICATION REFERENCE

JAN 5 8 22 AM '89

CLIFF Z. WILSON
DAVIDSON

3391 01/05 0101 03CHECK 197.90

unimproved ( )
This is improved (X) property, known as 3132 Glencliff Rd., Nashville, TN 37211
(House Number) (Street) (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 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 3rd day of January, 19 89

Ivan Luttrell

Ann M Luttrell attorney in fact
Ann M. Luttrell
by Ivan Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7744 PAGE 454

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

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January 19 89

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

his oath / himself

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of January, 19 89, before me personally appeared Ivan Luttrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann M. Luttrell, and who acknowledged that he executed the same as the free act and deed of the said Ann M. Luttrell, by virtue of that Power of Attorney, duly executed by the said Ann M. Luttrell and appearing of record in Book 7744, page 452, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 3rd day of January, 19 89.

My Commission Expires: 7-13-91

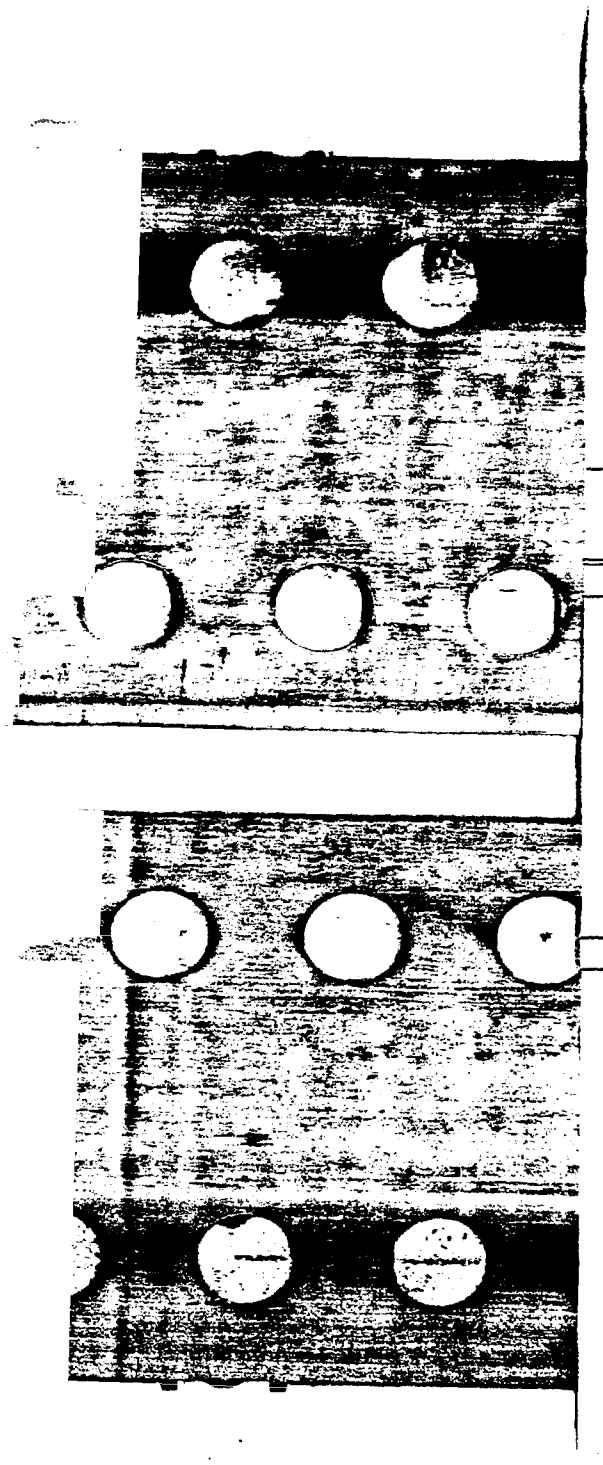
Notary Public

WARRANTY DEED
FROM
Ivan Luttrell

TO
Jerry L. Dunham and wife, Kathy E. Dunham

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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

RECEIVED OF _____

FOR _____

BOOK 7744 PAGE 455

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	58000.00
			CON TX	191.40
			PRFEE	0.50
			WDEED	6.00
			TOTAL	197.90
			CHECK	197.90
01/05/89	01	08:23 0001	3391	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99032

IDENTIFICATION REFERENCE

JAN 5 8 22 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 170080