ADDRESS NEW OWNER:

Dean Unkefer
c/o S.P.I.
918 19th Ave., South
Nashville, TN 37212

MORTGAGEE:

SAME

MAP-PARCEL NUMBERS:

MAP 104-04
PARCEL 84
10W-5315

**WARRANTY DEED**

BOOK 7842 PAGE 121

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rhonda F. Gill, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dean Unkefer hereinafter called the Grantee, Grantee's 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. 32 on the plan of O. B. Hayes Plan of Small Lots, of record in Book 1, page 69, Register's Office for said County.

SAID Lot No. 32 fronts 50 feet on the westerly margin of 16th Avenue, South, formerly Belmont Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Rhonda F. Gill, married by deed from Deborah H. Weaver McClintock joined by her husband Joseph Terrence McClintock of record in Book 6273, page 404, said Register's Office. Rhonda F. Gill and Richard W. Gill having since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 860-2950 dated June 30, 1987.

This instrument is executed on behalf of Rhonda F. Gill by Hal K. Potts, II, C.P.A., as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~NK~~)improved property, known as 63 Music Square East, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of May, 1989.

Rhonda F. Gill

Rhonda F. Gill
BY: Hal K. Potts, II, C.P.A.
Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 280,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

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 Hal K. Potts, II, C.P.A., 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 on behalf of Rhonda F. Gill, as her Attorney in Fact, as the free act and deed of the within named Rhonda F. Gill.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 1989.

_____
NOTARY PUBLIC

My commission expires: Oct 9, 1991

**WARRANTY DEED**

from:
RHONDA F. GILL, unmarried

to:
DEAN UNKEFER

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

1 | 23397

"EXHIBIT A"

BOOK 7842 PAGE 123

STATE OF TENNESSEE

COUNTY OF DAVIDSON

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

H C Potter II CPA
Affiant

Sworn to and subscribed before me this 15th day of May, 19 89.

Christy Wilkinsburg
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE CHRISTY WILKINSBURG NOTARY PUBLIC DAVIDSON COUNTY

3 32

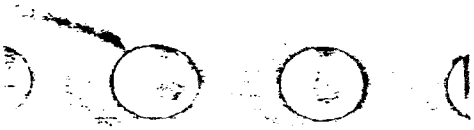
IDENTIFICATION

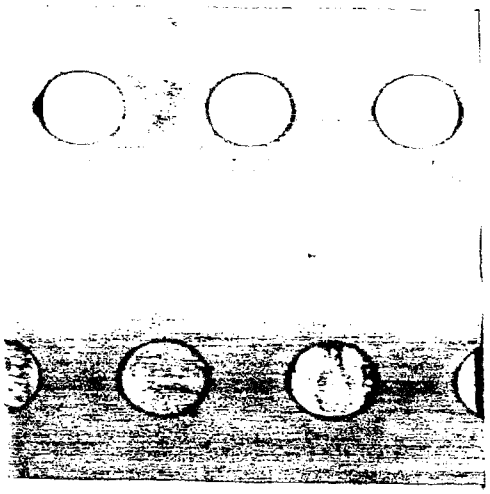
MAY 16 11 10 AM '89

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

6584 05/16 0101 03CHECK 933.50







**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7842 PAGE 124

| | | |
|---|---|---|
| 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 | 280000.00 |
| CON TX | 924.00 |
| PRFEE | 0.50 |
| MTGFEE | 9.00 |
| TOTAL | 933.50 |
| CHECK | 933.50 |

05/16/89 01 11:12 0001 6584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3329.1.

IDENTIFICATION REFERENCE

May 16 11 10 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 210095