BOOK 7881 PAGE 89

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
James E. Dunn and wife, Margaret R. Dunn 1419 Lyncombe Dr. Brentwood, TN 37027	Same	Map 119-05 Parcel Nos. 134 & 135

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand Dollars ($105,000.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, we, REX L. ADAMS and wife, MARY ANN ADAMS, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. DUNN and wife, MARGARET R. DUNN, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit "A", attached hereto.

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, except for 1989 real property taxes which grantees assumes and agrees to pay; 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 our hands this the 30th day of June, 1989.

Rex L Adams
Grantor

Mary Ann Adams
Grantor

2155 07/05 0101 03CHECK 356.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, REX L. ADAMS and wife, MARY ANN ADAMS, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 30th day of June, 1989.

Notary Public
My Commission Expires: 7/8/92

46690

IDENTIFICATION

Jul 5 11 14 AM '89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $105,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of June, 1989.

Notary Public

My Commission Expires: 7/18/92

EXHIBIT "A"

Tract I

Being the northerly 50 feet of the large unnumbered lot on the revised and corrected plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, Page 29, Register's Office for said County, and being more particularly described as follows:

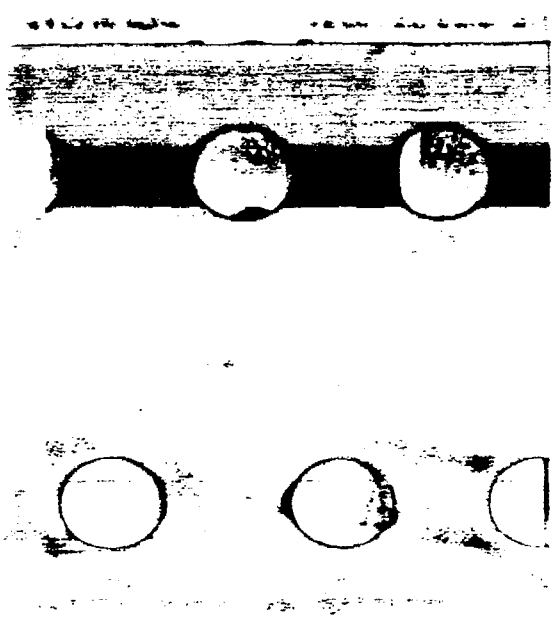
Beginning on the westerly margin of Marshall Avenue at the southeast corner of Lot No. 65 on said Plan; and running thence in a southwesterly direction with the southerly margin of Lot No. 65, 208 feet to a point; thence westerly continuing with the southerly margin of Lot No. 65, 72 feet to the easterly margin of an alley; thence southwardly with the eastwardly margin of said alley 50 feet to a point; thence easterly and parallel with southerly margin of Lot No. 65, 82.8 feet to a point; thence in a northerly direction parallel with the southerly margin of Lot No. 65, 218 feet to the westerly margin of said Marshall Avenue; thence northwardly with the westerly margin of said Marshall Avenue; 50 feet to the point of beginning.

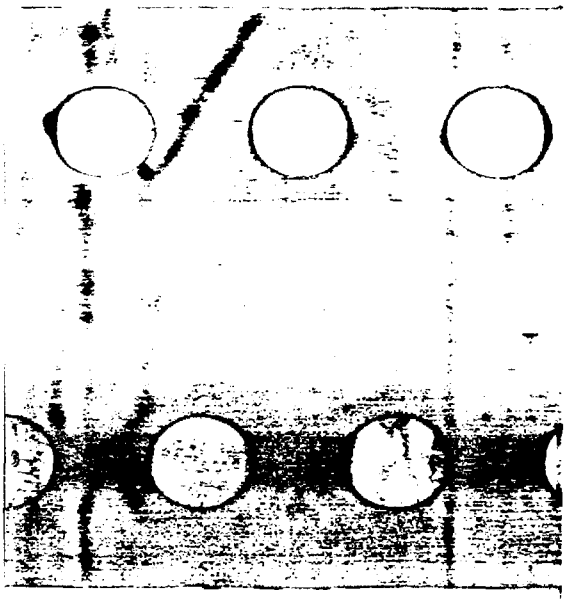
Tract II

Being the southerly 50 feet of the northerly 100 feet of a large unnumbered lot on the Revised and corrected Plan of Thompson and Ring's subdivision of Edenwold Park, as of record in book 332, Page 29, register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of Marshall Avenue, at a point 50 feet southwardly from the southeast corner of Lot No. 65 in said Plan; and running thence in a southwesterly direction parallel with the southerly margin of Lot No. 65, 218 feet to a point; thence westwardly parallel with the southerly margin of Lot No. 65, 82 feet 8 inches to the easterly margin of an alley; thence southwardly with the easterly margin of said alley 50 feet to a point; thence eastwardly parallel with the southerly margin of Lot No. 65, 93 feet 6 inches to a point; thence in northeasterly direction parallel with the southerly margin of Lot No. 65, 228 feet, 3 inches to the westerly margin of Marshall Avenue; thence northerly with the westerly margin of Marshall Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Rex L. Adams and wife, Mary Ann Adams by Deed from Phillip N. Brown and wife, Pamela B. Brown and Robert H. Gurley and wife, Elizabeth E. Gurley of record in Book 7634, Page 991 Register's Officd for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	105000.00
			CON TX	346.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	356.50
			CHECK	356.50

07/05/89 01 111:16 0001 2155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46690.

IDENTIFICATION REFERENCE

Jul 5 11 14 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 225879