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

BOOK 7881 PAGE 93

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Daniel T. Leech 3927 Main Rock Dr. Nashville, Tn 37216	Same	Map 119-05 Parcel Nos. 134 & 135

FOR AND IN CONSIDERATION of the exchange and transfer of Lots 11, 12, 13 & 14, Block 4 of Hamilton Subdivision of Record in Plan Book 2, page 150, Chancery Court, Davidson County, Tennessee the receipt of which is hereby acknowledged, and other good and valuable considerations, we, JAMES E. DUNN and wife, MARGARET R. DUNN, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel T. Leech, hereinafter called the grantee, his 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 grantee, his heirs and assigns, forever; and we do covenant with the said grantee 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 grantee 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 grantee, his 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.

James E. Dunn
Grantor

Margaret R. Dunn
Grantor

2136 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, JAMES E. DUNN and wife, MARGARET R. DUNN, 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: 7/18/92

4669 L.

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.

Daniel T. Leech
Affiant

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

Notary Public

My Commission Expires: 7/11/92

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:

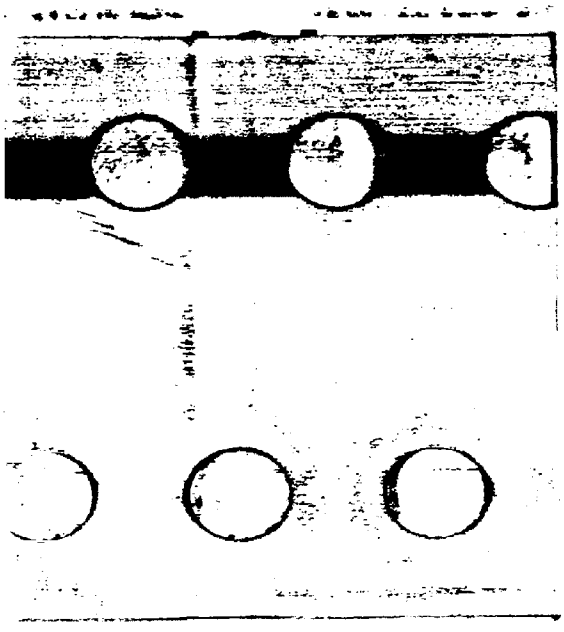
Beginning on the westerly margin of Marshall Avenue at the southeast corner of Lot No. 65 on said Plan; and running thence in a southwesterly direction with the southerly margin of Lot No. 65, 208 feet to a point; thence westerly continuing with the southerly margin of Lot No. 65, 72 feet to the easterly 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.

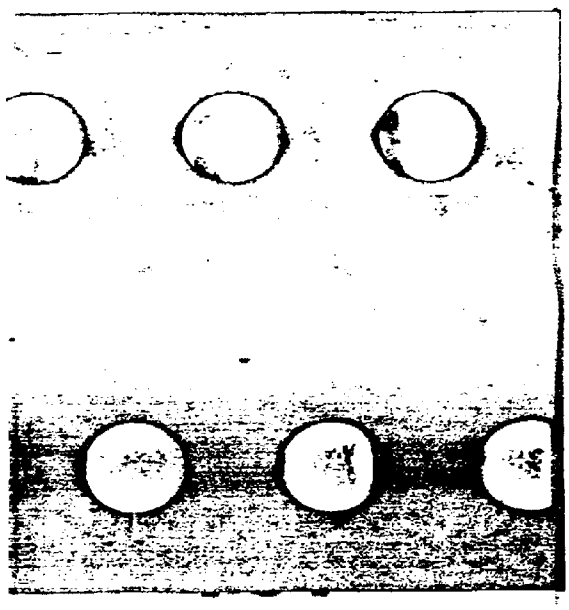
Tract II

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 James E. Dunn and wife, Margaret R. Dunn by Deed from Rex L. Adams and wife, Mary Ann Adams of record in Book 7451, page 89 Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7881 PAGE 96

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 11:16 0001 2156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46691

IDENTIF REFERENCE

JUL 5 11 15 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 225380