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

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WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
James E. Dunn and wife, Margaret R. Dunn 515 Merritt Ave Nashville, Tn 37203	Same	Map 105-07 Parcel Nos. 181, 182, 183 and 184

FOR AND IN CONSIDERATION of the sum of the exchange and transfer of 2 tracts of land in the 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, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, DANIEL T. LEECH and wife, SARA B. LEECH, 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:

> Land in Davidson County, Tennessee, being Lots Nos. 11, 12, 13 and 14 of Block 4 on the Map of a Subdivision of certain blocks of the Hamilton Lands, as of record in Plan Book 2, page 150, Chancery Court of Nashville, to which reference is made for a more complete description.
>
> Being bart of the same property conveyed to Daniel T. Leech by deed from Sarah Fugitt Poyner of record in Book 4561, page 500, said Register's Office.

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.

Daniel T. Leech
Grantor

Sara B. Leech
Grantor

46692

TENNESSEE REAL ESTATE TRANSFER TAX
JUL 5 11 15 AM '89
REGISTER'S OFFICE
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DANIEL T. LEECH and wife, SARA B. LEECH, 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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

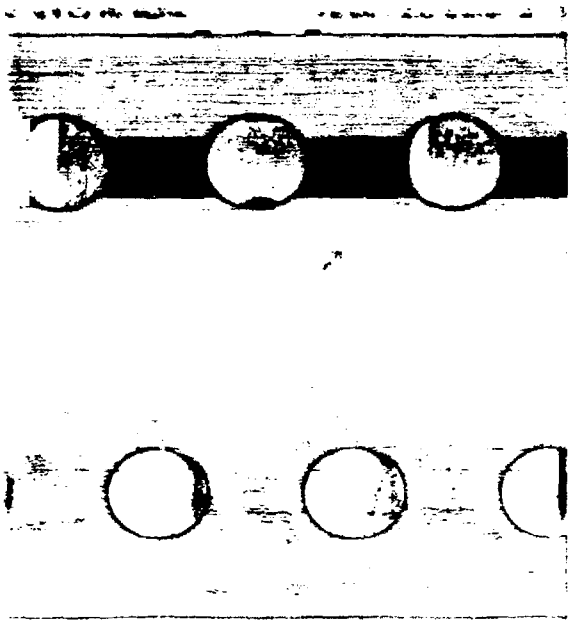
Affiant

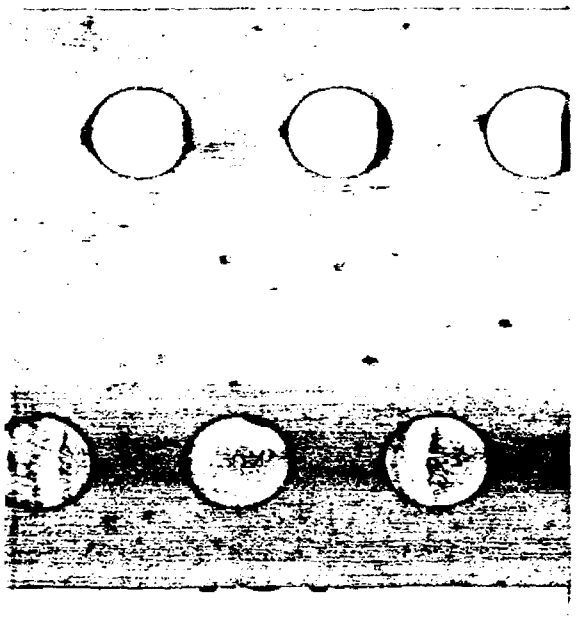
Sworn to and subscribed before me on this the 30th day of June, 1989.

Notary Public

My Commission Expires: 7/18/92

2157 07/05 0101 03CHECK 353.50





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 6.00
TOTAL 353.50
CHECK 353.50

07/05/89 01 11:17 0001 2157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46692

IDENTIFICATION

Jul 5 11 15 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 225881