BOOK 8178 PAGE 563 FILE BOX 40

FORM No WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1990

Notary Public

My Commission Expires Nov. 21, 1992

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
Lawrence E. Hunley et ux	First Republic Mortgage Corp.	51-7
(NAME)	(NAME)	
407 W. Due West Avenue	2090 Hewitt Avenue	72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Kettering, Ohio 45440	11D 04085
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, CORINNE H. DICKSON

HEREINAFTER CALLED THE GRANTOR~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE E. HUNLEY et ux MARTHA S. HUNLEY

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:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

5 0 8 6 7

AUG 20 2 21 PM '90

1647 08/20 0101 03CHECK 274.00

Vicky V. Klein executes this instrument as Attorney in Fact for Corinne H. Dickson pursuant to a General Durable Power of Attorney of record in Book 8105, page 587, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 407 W. Due West Avenue (House Number) (Street) Madison, TN (P.O. Address) (City or Town) 37115 (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 heir 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 covey 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 15th day of August, 19 90

Corinne H. Dickson by Vicky V. Klein Attorney in Fact

CORINNE H. DICKSON by VICKY V. KLEIN, ATTORNEY IN FACT

BOOK 817 PAGE 564

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
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 upon (his oath / their several oaths) acknowledged (himself / 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

WARRANTY DEED
FROM
TO

RETURN TO:
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Vicky V. Klein, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" of CORINNE H. DICKSON and is authorized by CORINNE H. DICKSON to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of August, 1990.

_____
Notary Public

My Commission Expires: _____

My Commission Expires Nov. 21, 1992

EXHIBIT A

BOOK 8178 PAGE 565

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Oakland Acres, Section I, as of record in Book 1424, page 53, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Due West Avenue at the northeast corner of Lot No. 7 of the N. O. Love Estate Subdivision, as of record in Book 421, page 54, Register's Office for said County, conveyed to Daisy Warren by deed from H. B. Buntin and wife, of record in Book 1466, page 282, said Register's Office; thence with the southerly margin of Due West Avenue south 86° 33' east 199.99 feet to a point; thence south 1° 27' west 108.1 feet to the point of a curve, said point being marked by a concrete monument with a bronze cap; thence continuing southeastwardly with the arc of the curve to the left having a radius of 845.0 feet and a central angle of 7° 43' a distance of 113.8 feet to the southeast corner of said Lot No. 1, and being marked by a concrete monument with a bronze cap; thence with the southerly boundary of said Lot No. 1, north 85° 53' west 211.9 feet to a point in the easterly boundary of said Warren property, the same being the southwest corner of said lot No. 1, being marked by a corner fence post, thence with the dividing line between said Warren property and said Lot No. 1, north 2° 27' east 220 feet to the point of beginning.

Being the same property conveyed to J. P. Dickson and wife, Corinne H. Dickson by deed of record in Book 3135, page 426, Register's Office for Davidson County, Tennessee; the said J. P. Dickson having since died, the property now vests solely in Corinne H. Dickson as surviving tenant by the entirety.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 566

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 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 9.00
TOTAL 274.00
CHECK 274.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/90 01 14:23 0001 1647

50867

FILED FOR REFERENCE

AUG 20 2 21 PM '90

No. 348065