Bck 12 216589279

FORM NO. WD-1

BOOK 8256 PAGE 371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 19 90

Notary Public

MY COMMISSION EXPIRES: [illegible]92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN., 230 4th AVENUE, NORTH, NASHVILLE, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
STEVEN C.DUNLAP etux (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	64-1-43
308 ARRON COURT (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE, NORTH (STREET ADDRESS)	4D-91009
OLD HICKORY, TN 37138 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN C. DUNLAP and wife, RENEE D. DUNLAP

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:

LAND in Davidson County, Tennessee, being Lot 17 on the Plan of Brandywine Place, as of record in Book 6250, pages 327 and 328, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Union Financial Corporation, Substitute Trustee of record in Book 8098, page 392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Restrictive covenants contained in instrument of record in Book 6488, page 764. The Plan of record in Book 6250, pages 327 and 328, shows an owner's certificate, a 30 foot minimum building setback line from Arron Court, and a 10 foot easement for public utility and drainage purposes along the east line, a 15 foot public utility and drainage easement along the southwesterly line, and a 10 foot public utility and drainage easement along the westerly line and applicable notes. Right-of-way deed of record in Book 2480, page 629, said Register's Office, to J.B. Fields conveyes to the Davidson County Highway Department a right of way for Old Hickory Blvd., Said deed also contains the right for an easement to cut and maintain an outlet ditch, said Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 308 ARRON COURT, OLD HICKORY, TN 37138
(House Number) (Street) (P. O. Address) (City or Town) (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 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, 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 11th day of DECEMBER, 19 90

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

by Harold W. Fitzpatrick

HAROLD W.FITZPATRICK, SENIOR VICE PRESIDENT

BOOK 8256 PAGE 372

STATE OF TENNESSEE }
Davidson County }

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared HAROLD W.FITZPATRICK

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SENIOR VICE PRESIDENT of the METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by [illegible] as SENIOR VICE PRESIDENT.

Witness my hand and official seal at NASHVILLE TENNESSEE, this 11th day of DECEMBER, 19 90

Jane E. Atkinson Notary Public

Commission Expires: 07/14/92

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

79153

IDENTIF. REFERENCE

Dec 12 4 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8796 12/12 0101 02CHECK 716.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8256 PAGE 373

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 215000.00
CON TX 709.50
PRFEE 1.00
WDEED 6.00
TOTAL 716.50
CHECK 716.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/90 01 16:01 0001 8796

79153

IDENTIF. TREFERENCE

DEC 12 4 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381236