Rx22

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,009.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: Nov. 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Kenneth L. Fitzpatrick (NAME)	CityFed Mortgage Company (NAME)	108-4-72
3105 Noble Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	03D-85901
Nashville, TN 37214 (CITY) (STATE) (P.O.ZIP)	Springfield, Ohio 45501 (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, June M. Dunn, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Fitzpatrick and wife, Teresa L. Fitzpatrick

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 No. 155, Section Two, on the Plan of Larchwood Subdivision, as of record in Book 5200, pages 57, 58 and 59, Register's Office for said County, to which plan reference is hereby made for a complete and detailed description of said lot.

BEING the same property conveyed to Donald G. Dunn by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 5743, page 831, Register's Office for Davidson County, Tennessee. Donald G. Dunn having conveyed subject property to Leon Sharber, Trustee for the express purpose of making a re-conveyance to create a tenancy by the entirety in Donald G. Dunn and wife, June M. Dunn by Quitclaim Deed of record in Book 6753, page 200, said Register's Office. Donald G. Dunn and wife, June M. Dunn having since conveyed said property to Niles S. Nimmo, Trustee for the express purpose of making a re-conveyance to June M. Dunn by Quitclaim Deed of record in Book 7520, page 306, said Register's Office. Said parties having divorced.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6753, page 202, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

The property herein conveyed is subject to restrictive covenants of record in Book 5479, page 443; Book 5681, page 532; Book 5688, page 696, and Book 6011, page 130, said Register's Office, and to the matters set forth in the above referenced plan of record.

~~Donald G. Dunn joins herein for the purpose of execution of this instrument and any interest he may have in subject property.~~

This is improved (XX) unimproved ( ) property, know as 3105 Noble Valley Drive, Nashville, TN 37214
(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 convenant 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 her hand this 20th day of December, 19 90

June M. Dunn

~~Donald G. Dunn~~

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June M. Dunn, Unmarried

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1990

Commission expires November 10, 1991

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
June M. Dunn, Unmarried

TO
Kenneth L. Fitzpatrick and wife, Teresa L. Fitzpatrick

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

8811777

IDENTIF. REFERENCE

DEC 21 10 11 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

1226 12/21 0101 03CHECK 238.00

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 70009.40
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

12/21/90 01 10:10 0001 1226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88 IC 1 7 7.

IDENTIF. REFERENCE

DEC 21 10 11 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383621