THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
Attorney at Law
507 East College Street
Dickson, Tennessee 37055
LER/LTIC#2814

WARRANTY DEED

BOOK 8279 PAGE 474

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 ($140,000.00) DOLLARS, Cash in Hand paid by JERRY DALE DUNLAP and wife, DEBORAH ELAINE DUNLAP, receipt of which is hereby acknowledged, I, JIM D. MORRISON, have bargained and sold, and by these presents do transfer and convey unto the said JERRY DALE DUNLAP and wife, DEBORAH ELAINE DUNLAP, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Rolling River Estates, Phase "10", of record in Book 6200, Page 53, Register's Office for said County.

Said Lot No. 225 fronts 38.98 feet on the Westerly side of River Ridge Terrace and runs back 148.04 feet on the Northeasterly line and 134.13 feet on the Southeasterly line to a line in the rear on which it measures 170.00 feet.

Being the same property conveyed to Jim D. Morrison by deed from Robert E. Murray dated March 28, 1989, and of record in Book 7809, Page 717, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions and reservations of record in Book 4788, Page 950, and amended in Book 4871, Page 640; Declaration of Covenants, Conditions and Restrictions of record in Book 4892, Page 689, as supplemented in Book 6298, Page 934; By-Laws, which contain restrictive covenants, of record in Book 4892, Page 679; and further subject to all matters shown on plat of record in Book 6200, Page 53, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and said restrictions and reservations shall run with the land conveyed hereby, and without which this conveyance would not be made.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JERRY DALE DUNLAP and wife, DEBORAH ELAINE DUNLAP, their heirs and assigns, forever. And I do covenant with the said JERRY DALE DUNLAP and wife, DEBORAH ELAINE DUNLAP, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JERRY DALE DUNLAP and wife, DEBORAH ELAINE DUNLAP, their heirs and assigns, against the lawful claims of all persons whomsoever.

JENNIFER H. MORRISON joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property as the spouse of JIM D. MORRISON.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of January, 1991.

JIM D. MORRISON

JENNIFER H. MORRISON

(Continued)

87724

IDENTIF. TREFERENCE

JAN 22 3 19 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

TAX DUE 22 DUE DEFERR 469.00

STATE OF TENNESSEE
COUNTY OF Dickson

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I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JIM D. MORRISON and wife, JENNIFER H. MORRISON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said County this 16th day of Jauary, 1991.

Notary Public

My Commission Expires: 10-17-94

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 16th day of January, 1991.

Notary Public

My Commission Expires: October 17, 1994

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Tax Parcel No. 141-150-C-170

PURCHASERS' ADDRESS AND
SEND TAX BILLS TO:
Mr. and Mrs. Jerry Dale Dunlap
1025 River Ridge Estates
Nashville, TN 37221

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
140000.00
CON TX 462.00
PRFEE 1.00
WDEED 6.00
TOTAL 469.00
CHECK 469.00

01/22/91 01 15:17 0001 7333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87724

IDENTIF. TREFERENCE

JAN 22 3 19 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391176