WARRANTY DEED BOOK 8307 PAGE 590

THIS INSTRUMENT WAS PREPARED BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester Varden	SAME	MAP 127
(NAME)	(NAME)	
1985 Cedar Hill Road		PARCEL 88
(ADDRESS)	(ADDRESS)	
White Bluff, TN 37187		09D-10465
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOURTEEN THOUSAND TWO HUNDRED FIFTY FIVE AND 77/100 DOLLARS ($14,255.77) OF WHICH NO CASH HAS BEEN PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, THE TOTAL CONSIDERATION BEING GRANTEES AGREEMENT TO CANCEL THE INDEBTEDNESS OWED BY GRANTOR TO GRANTEE IN THE AMOUNT OF $9,155.39 AS EVIDENCED BY AN INSTALLMENT DEED, AND NOTE, OF RECORD IN BOOK 6499, PAGE 508 AND GRANTEE'S ONE HALF UNDIVIDED INTEREST IN A NOTE EXECUTED BY GRANTOR TO H. E. COLLINS TRUSTEE OF RECORD IN BOOK 7724, PAGE 626, IN THE PRINCIPAL BALANCE OF $5,100.38, THE REMAINING ONE HALF BALANCE OF THE PRINCIPAL REMAINS DUE AND PAYABLE TO NANCY GANN VARDEN, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William S. Dunn and wife, Margie Dillon Dunn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester Varden, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being in the 9th (formerly the 14th) Civil District of said County:

Beginning at a point in the center of New Charlotte Pike in W. H. McCalls' N. W. Corner; thence S 46 deg. E. 837.4 feet to McCalls's corner of the N. W. edge of the Tennessee Electric Power Company's right of way; thence N. 56 deg. 45 min. E. 300 feet; thence N. 46 deg. W. 875 feet more or less to the center of said Charlotte Pike; thence following the center of said Charlotte Pike in a westerly direction, S. 59 deg. W. 300 feet to the point of beginning.

Said tract of land contains 5.9 acres, more or less, but is subject to an easement for power line as set out in Book 75, Page 398, said Register's Office, and easement for right-of-way and a water line across premises to a spring located on premises as set out in deed from John H. Jones to James D. Epps and wife, of record in Book 1304, Page 190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William S. Dunn and Margie Dillon by deed from William S. Dunn of record in Book 6499, Page 508, R.O.D.C., Tennessee, the said Margie Dillon and Margie Dillon Dunn being one and the same person, the parties having since married.

Unimproved Property	Charlotte Pike	Nashville, TN		37209
(House Number)	(Street)	(City)	(State)	(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 our hands this 7TH day of MARCH, 1991.

William S. Dunn
WILLIAM S. DUNN

Margie Dillon Dunn
MARGIE DILLON DUNN

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $14,255.77
[Subscribed and sworn to before me, this the 7TH day of
[MARCH, 1991.
[Justin Vardon
[Affiant
[My commission expires: 1-13-94
[(Affix Seal)
[Harold E Collins
[NOTARY PUBLIC

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Dunn and Margie Dillon Dunn, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of April, 1991.

Harold E Collins
NOTARY PUBLIC

My commission expires: 1-13-94

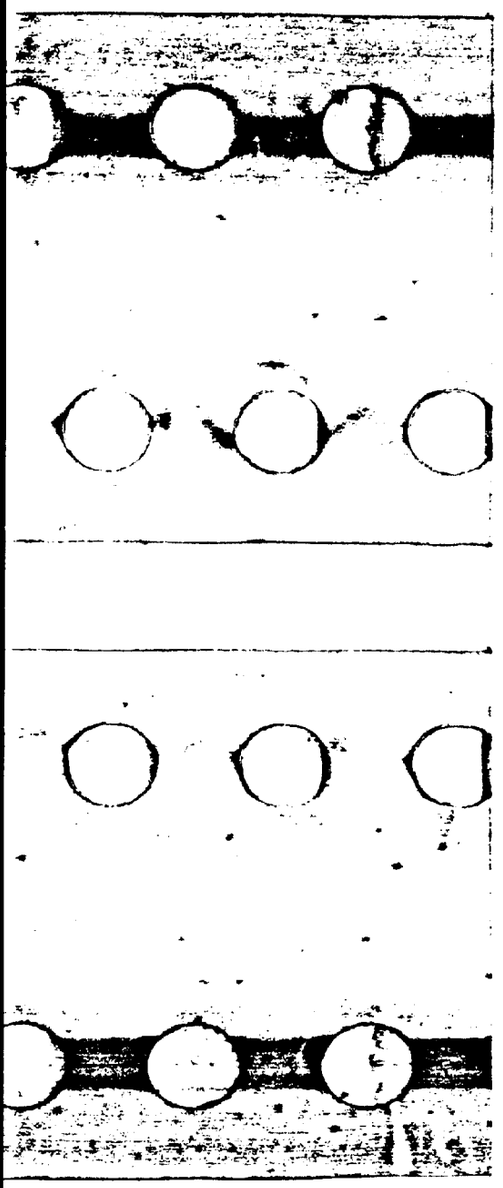
HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

98406

IDENTIF. TREFERENCE

MAR 11 2 24 PM '91
DAVIDSON COUNTY TN.

2696 03/11 0101 03CHECK 54.19



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8307 PAGE 592

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 14255.77
CON TX 47.19
PRFEE 1.00
WDEED 6.00
TOTAL 54.19
CHECK 54.19

03/11/91 01 14:26 0001 2696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98406

IDENTIF. REFERENCE

MAR 11 2 24 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 403502