BOOK 8453 PAGE 133 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,995.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 91

Notary Public

MY COMMISSION EXPIRES 11-7-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Philip R. Templeton, et ux (NAME)	First Tennessee Bank National Assoc. (NAME)	130-3-34
1051 Centerbrook Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	BM-07805
Kingsport, TN 37663 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (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, Jerry P. Dunsford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip R. Templeton and wife, Barbara L. Templeton

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

BEING Lot No. 21 of Block 9 on the Map of a Re-Subdivision of part of Royal Oaks Subdivision, of record in Book 547, Page 167, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 100 feet 2 inches on the northerly side of Sunnybrook Drive and runs back 195 feet on the west line and 197 feet 6 inches on the east line, to a dead line measuring 100 feet thereon.

BEING the same property conveyed to Reuben Dunsford, III and wife, Jerry P. Dunsford by deed from Carl L. Elkins and wife, Alyce Geraldine Elkins of record in Book 4480, Page 449, Register's Office for Davidson County, Tennessee. The said Reuben Dunsford, III having since died.
IT IS AGREED AND UNDERSTOOD THAT the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 5241, Page 41, said Register's Office for Davidson County, Tennessee, payable according to the terms and conditions therein. IT IS FURTHER AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 6168, Page 382 as assigned of record in Book 8412, Page 632, and Book 8425, Page 233, said Register's Office, payable according to the terms and conditions therein. IT IS FURTHER AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 6632, Page 231, said Register's Office, payable according to the terms and conditions therein.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved XX property, known as 4316 Sunnybrook Drive, Nashville, TN 37205
(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 ti, 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 27th day of September, 19 91

Jerry P. Dunsford

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 Jerry P. Dunsford

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 Davidson County, Tennessee, this 27th day of September 19 91

Commission expires 11-2-92

Jill B. Frey
Notary Public

JILL B. FREY NOTARY PUBLIC LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

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

5.00 6.72

WARRANTY DEED

FROM

Jerry P. Dunsford

TO

Philip R. Templeton

Barbara L. Templeton

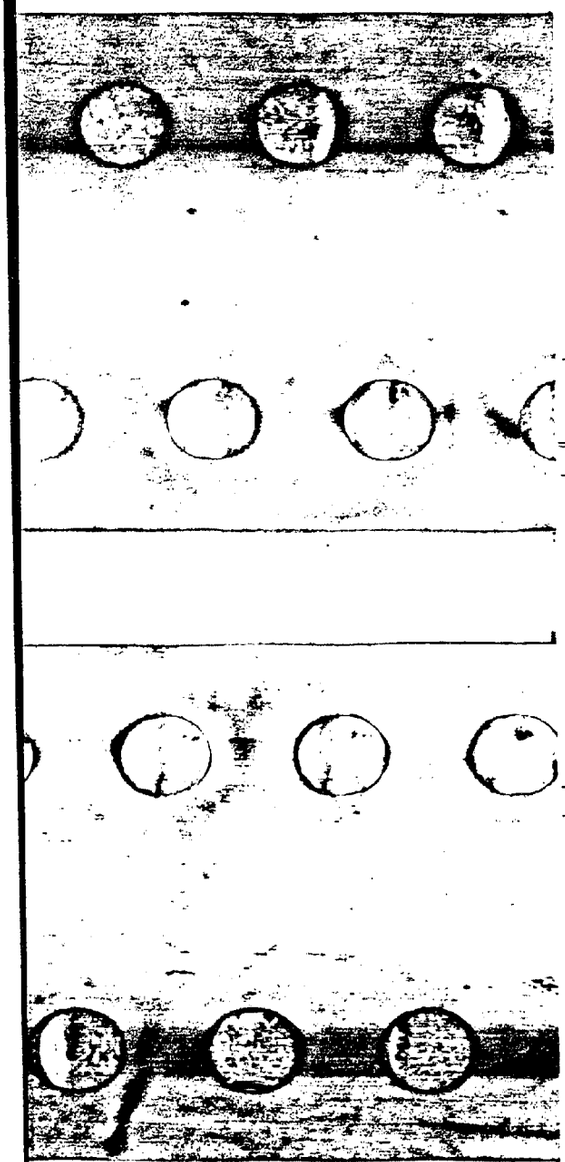
IDENTIFICATION REFERENCE

SEP 30 2 52 PM '91

PHILIP R. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

5334 09/30 0101 03CHECK 417.70



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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	110995.76
			CON TX	410.70
			PRFEE	1.00
			WDEED	6.00
			TOTAL	417.70
			CHECK	417.70
09/30/91	01		14:52 0001	5334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0 6.7.2

IDENTIFT REFFERENCE

SEP 30 2 52 PM '91

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

No. 463481