(Rec'd 6?
TCY

BOOK 8561 PAGE 914

This instrument prepared by:
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
David C. Tune 2115 32nd Avenue, South Nashville, Tennessee 37212	Same	Map 104-10 Parcel 257

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Five Thousand and No/100 Dollars ($175,000.00) cash in hand paid and other good and valuable consideration, H. Naill Falls, Jr. (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto David C. Tune, a single individual (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson State of Tennessee, and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3-A on the plan of Zone Lot Division of Lots 3 & 4 on the plan of First Revision of Westview of record in Book 5800, page 393, and amended in Book 5200, page 743, Register's Office for said County.
>
> SAID Lot no. 3-A fronts 35.15 feet on the westerly margin of 32nd Avenue South and extends back 175.00 feet on the northerly line and 175.00 feet on the southerly line to a dead line in the rear, measuring 35.95 feet thereon.
>
> Being the same property conveyed to H. Naill Falls, Jr., by deed from Leontine Fort Linton, Cornelia Fort Linton, and MacRae Fort Linton, recorded in Book 7175, page 341, Register's Office for Davidson County, Tennessee.

This is improved property known as 2115 32nd Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for 1992 and subsequent years;

2. Matter shown on the Plan of record in Book 5800, page 393, and amended in Book 5200, page 743, Register's Office for Davidson County, Tennessee; and

3. Subject to covenants, conditions, and restrictions of record in Book 6271, page 385, Book 6271, page 402, Book 7046, page 560, Book 1759, page 605, and Book 1914, page 528, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

Mary B. Falls joins in the execution of this Deed for the purpose of conveying any and all marital rights in and to the Property described above.

IN TESTIMONY WHEREOF, the undersigned have set their hands, this 28th day of February, 1992.

H. Naill Falls, Jr. by Mary B Falls, attorney-in-fact

H. Naill Falls, Jr., by Mary B. Falls, Attorney-in-Fact pursuant to Durable Power of Attorney dated February 28th, 1992, of record in Book 8561, page 911, Register's Office for Davidson County, Tennessee

Mary B Falls

Mary B. Falls

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Mary B. Falls, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of H. Naill Falls, Jr., and acknowledged that she executed the same as the free act and deed of said H. Naill Falls, Jr.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of February, 1992.

Jana O. Yeary
Notary Public

My Commission Expires:
1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jana O. Yeary, a Notary Public in and for the County and State aforesaid, personally appeared Mary B. Falls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of February, 1992.

Jana O. Yeary
Notary Public

My Commission Expires:
1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is One Hundred Seventy-Five Thousand and No/100 Dollars ($175,000.00) and no other monetary consideration.

David C Tune
David C. Tune, Affiant

Sworn to and subscribed before me
this 28 day of February, 1992.

Anna O. Yeary
NOTARY PUBLIC

My commission expires:
4-28-93

8 8 1 6 2

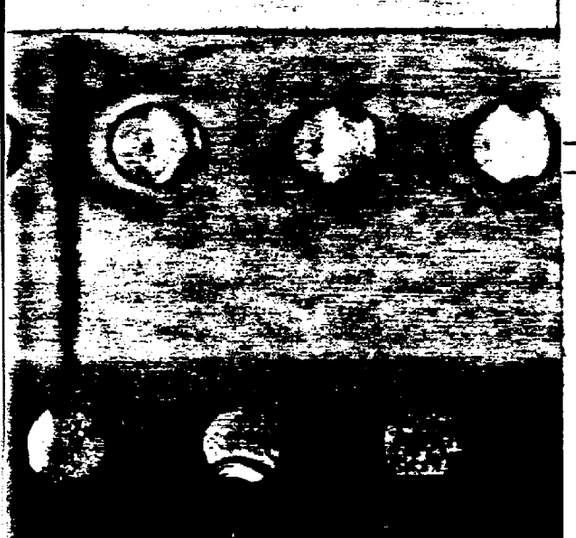
IDENTIFICATION

FEB 28 3 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5701 02/28 0101 03CHECK 660.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8561 PAGE 918

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 175000.00
				CON TX 647.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 660.50
				CHECK 660.50

02/28/92 01 15:45 0001 5701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 506209