10792 File Box 38

WARRANTY DEED

BOOK 8624 PAGE 272

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID A. DINGESS (NAME)	NEW OWNER(S) (NAME)	Map 130-7
704 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 84
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #BM1305

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, MICHAEL L. JEUB AND WIFE, JULIA J. JEUB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. DINGESS AND WIFE, ELIZABETH DINGESS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lots Nos. 207 and 208 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, dated June 13, 1978, as follows:

Beginning at a point in Lot No. 207 on the easterly margin of Lynnwood (Lynwood) Boulevard at the southwesterly corner of the property conveyed to Harrison H. Shoulders, Jr., et ux, by deed from Matthew B. Pilcher et ux, of record in Book 5304, page 95, said Register's Office; thence, with Shoulder's southerly property line, eastwardly 301 feet, more or less (called 303 feet, more or less, in previous conveyances) to a point at Shoulder's southeasterly property corner on the easterly line of Lot No. 207; thence, passing the common rear corner of Lots Nos. 207 and 208 at 135 feet, southwardly 180 feet, more or less, to a point on the easterly line of Lot No. 208 at the northeasterly corner of the property conveyed to Millard D. Tomlin, Sr., et ux, by deed from J.K. Goode, et ux, of record in Book 2042, page 206, said Register's Office; thence, with Tomlin's northerly property line, westwardly 324.3 feet, more or less, to a point in Lot No. 208 on the easterly margin of Lynnwood Boulevard; thence, with the easterly margin of Lynnwood Boulevard, passing the common front corner of Lots Nos. 207 and 208 at 25 feet northwardly 160 feet, more or less to the point of beginning.

Being the same property conveyed to Michael L. Jeub and wife, Julia J. Jeub by deed from Steven J. Mason and wife, Linda L. Mason of record in Book 6796, page 339, said Register's Office.

This conveyance is subject to 1992 taxes, which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX) property, known as 704 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of May, 19 92

MICHAEL L. JEUB

JULIA J. JEUB

05/07/92 03CHECK 1450.00

STATE OF ~~XXXXXXXX~~ CALIFORNIA
COUNTY OF SAN DIEGO

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. JEUB AND WIFE, JULIA J. JEUB

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of May, 19 92.

My commission expires JUNE 5, 1995 Notary Public Joann Boschock

OFFICIAL SEAL
JOANN BOSCHOCK
Notary Public-California
SAN DIEGO COUNTY
My Commission Expires
June 5, 1995

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

09640

IDENTIF. REFERENCE

MAY 12 10 36 AM '92

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 th DAY OF May, 19 92.

MY COMMISSION EXPIRES: 7/23/93 (AFFIX SEAL)

Notary Public

STATE OF TENNESSEE
LAICOS
AT LARGE
NOTARY PUBLIC

WARRANTY DEED

FROM

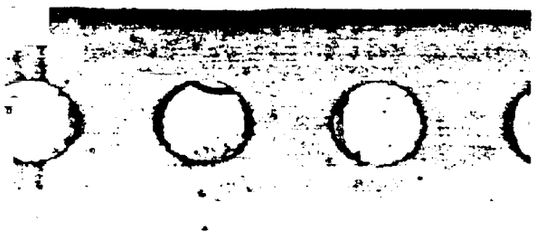
MICHAEL L. JEUB AND WIFE, JULIA J. JEUB

TO

DAVID A. DINGESS AND WIFE, ELIZABETH DINGESS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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
390000.00
CON TX 1443.00
PRFEE 1.00
WDEED 6.00
TOTAL 1450.00
CHECK 1450.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09640

IDENTIF. REFERENCE

MAY 12 10 36 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

05/12/92 01 10:38 0001 6008

No. 530226