WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jeffery A. Dungan and wife, Debra K. Dungan 263 Wilowen Drive Nashville, TN 37210-2409	Same	Map 95-05-0 Parcel 51.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Jeffery A. Dungan
Affiant

Subscribed and sworn to before me this 15th day of July, 1992.

Notary Public

My Commission Expires: 5/22/93

For and in consideration of the sum of Fifty Thousand and no/100 Dollars ($50,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Antoinette A. (Dungan) Woodrich, hereinafter referred to as Grantor has bargained and sold, and by these presents do transfer and convey unto Jeffery A. Dungan and wife, Debra K. Dungan, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 89 in the Plan of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 89 fronts 110 feet on the east side of Wilowen Drive and runs back between lines, 295.2 feet on the north line and 292.1 feet on the south line to a dead line in the rear, on which it measures 75 feet.
>
> Being the property conveyed to Antoinette A. (Dungan) Woodrich by order of the Third Circuit Court of Davidson County, Tennessee in a case styled Antoinette A. Dungan vs. Charles Ramon Dungan being docket number 84456. Said order being of record in the Register's Office for Davidson County, Tennessee, Book 5837, Pages 848-851.

This is improved property known as 263 Wilowen Drive, Nashville, Davidson County, Tennessee 37210-2409.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantor, her heirs, and assigns forever, and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered,

AND Antoinette A. (Dungan) Woodrich do further covenant and bind herself, 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.

Milton C. Woodrich is the husband of Antoinette A. Woodrich joins in this conveyance for the sole purpose of conveying any homestead or other marital right he may have in the property.

WITNESS our hands this 17th day of July, 1992.

Antoinette A. Woodrich
Antoinette A. Woodrich

Milton C. Woodrich
Milton C. Woodrich

STATE OF GEORGIA .)
COUNTY OF Union)

Personally appeared before me, Virginia R. Gurley, a Notary Public in and for said County and State, the within named Antoinette A. (Dungan) Woodrich and Milton C. Woodrich, the bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Blaissille Georgia, this 17th day of July, 1992.

Virginia R. Gurley
Notary Public

My Commission Expires:

My Commission Expires July 7, 1994

28585

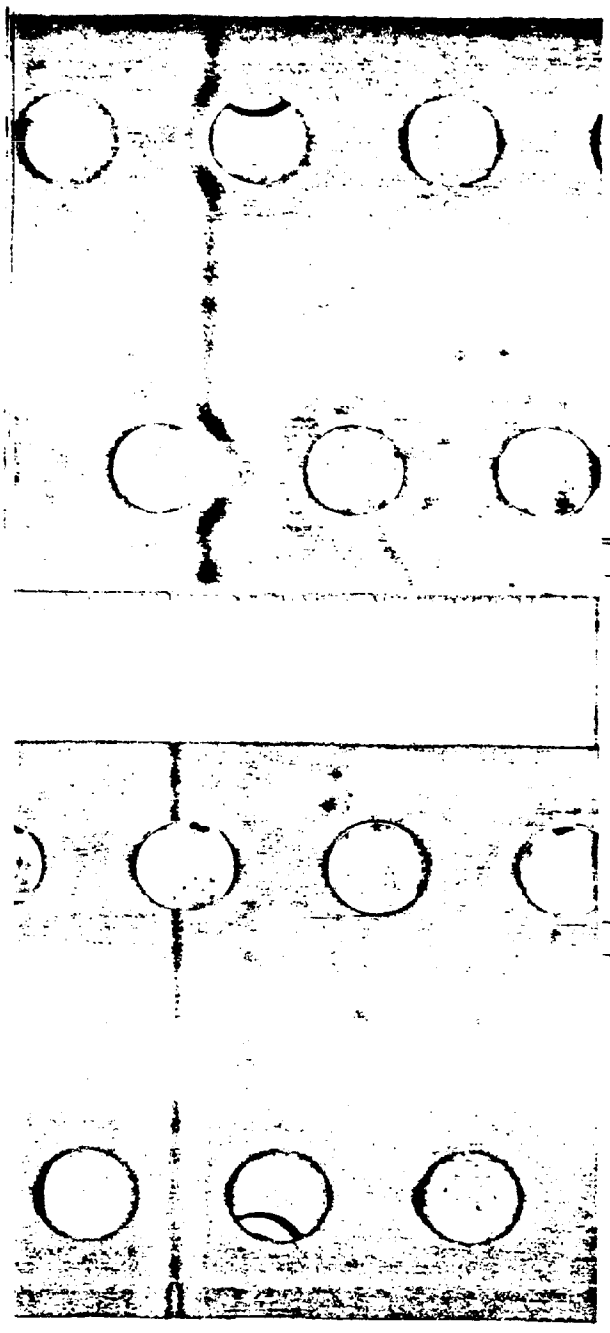
IDENTIF. TREFERENCE

JUL 20 8 18 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

5695 07/20 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 8673 PAGE 769

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00
07/20/92 01 08:19 0001 6695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

285085
IDENTIF. REFERENCE
JUL 20 8 18 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551419