WARRANTY DEED

BOOK 8818 PAGE 51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IF GREATER, FOR THIS TRANSFER IS $12,000.00

Ronald K. Nevin
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF December, 1992.

Carrie Dawn Mackey
Notary Public
MY COMMISSION EXPIRES 11/25/95
(affix seal)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nash TN 37219

NAME/ADDRESS PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL NO.
James L. Dunn and	James L. Dunn and	
Beulah D. Dunn	Beulah D. Dunn	
1531-23rd Avenue, North	4540 Clarksville	81-14-110
Nashville, Tennessee 37208	Nashville, TN 37218	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Nevada Buford HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Dunn and wife, Beulah D. Dunn 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:

LAND in Davidson County, Tennessee, being the north 60 feet of the south 110 feet of Lot No. 9 on the Map of Georgia Industrial Realty Company's Plan of Lots, as of record in Book 421, page 188, Register's Office for said County.

SAID part of said lot fronts 60 feet on the west side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to Samuel Buford and wife Nevada Buford by deed from Benjamin Harrison Ingram, and unmarried person of record in Book 1732, page 132, Register's Office. The said Samuel Buford having since died.

Included in the above description, but expressly excluded therefrom is that portion of the property acquired by the Metropolitan Government by Final Order of record in Book 5828, page 691, said Register's Office, described as follows:

Right-of-Way: Part of a tract of land that fronts 60 feet on the west side of 23rd Avenue, North that was conveyed by deed recorded in Book 1732, page 132, R.O.D.O., Tennessee, being described as the east 8.6 feet of that tract and containing 516 square feet.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 1531-23rd Avenue North
Nashville, Tennessee 37208

TO HAVE AND TO HOLD the the said tract or parcel of land, with the appurtenances, estate, title and interest there to 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 17th day of December, 1992

Nevada Buford by Ronald K Nevin, conservator
NEVADA BUFORD, BY RONALD K. NEVIN, CONSERVATOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, RONALD K. NEVIN

the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 17th day of December, 1992.

Notary Public

My Commission Expires: 11/25/95

3309 12:18 0101 03CHECK 53.40

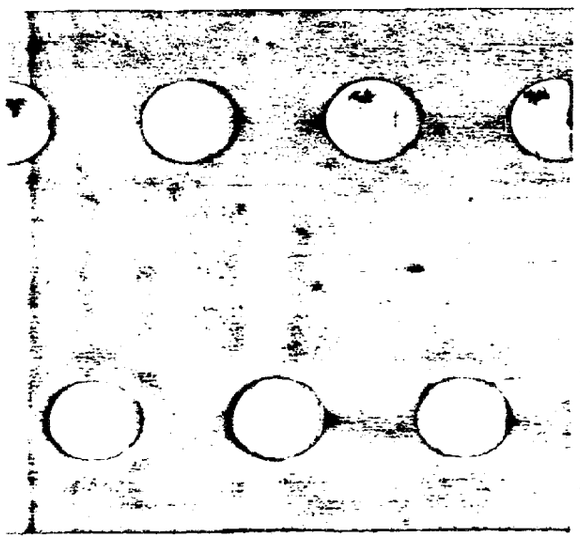
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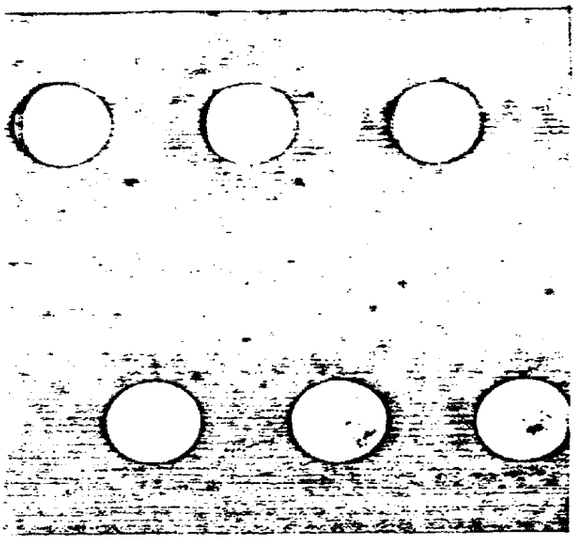
IDENTIFICATION REFERENCE

DEC 18 11 49 AM '92

DAVIDSON COUNTY, TN

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 8818 PAGE 53

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

12/18/92 01 11:48 0001 3308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5: 1.2 6.

IDENTIFICATION REFERENCE

Dec 18 11 49 AM '92

F. Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 602480