BOOK 9041 PAGE 686

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 71,000.00
Subscribed and sworn to before me this the 06 day of August 1993

My commission expires: My Commission Expires September 21, 1996 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #3G17215 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Sandra Lee Dunn	SEND TAX BILLS TO: AMSOUTH MORTGAGE COMPANY, INC.
414 Williams Avenue STREET ADDRESS	15 South 20th Street STREET ADDRESS
Madison, TN 37115 CITY STATE ZIP	Birmingham, AL 35233 CITY STATE ZIP
MAP & PARCEL NO. 42-12 76	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Mattie O. Dunn

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Sandra Lee Dunn and husband, Ben Dunn

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Being all of the property conveyed to Mattie O. Dunn by Deed of record in Book 5802, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record.

50145 IDENTIFICATION REFERENCE

93 AUG -9 PM 1:07 REGISTER DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 414 Williams Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 06 day of August, 1993

Mattie O Dunn, unmarried
Mattie O. Dunn

FORM-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this day of August , 1993 , before me personally appeared Mattie O. Dunn to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires September 21, 1996

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

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EXHIBIT A

Land in Davidson County and being part of Lot 4 on the Map of Division of the Gee Lands of record in Plat Book 332, page 74, Register's Office for Davidson County, Tennessee, according to a survey by John B. Kohl, III, License No. 100, 400 7th Avenue South, Nashville, TN 37203, dated July 26, 1993, and being more fully described as follows:

Beginning at a point in the northerly margin of Williams Avenue at the southeasterly corner of the property conveyed to Singh of record in Book 6546, page 542, R.O.D.C. Thence with Singh's westerly & southerly lines, N 12 deg. 25' 32" E, 148.0 feet. Thence S 78 deg. 16' 31" E, 85.0 feet to a point. Thence southerly 148.59 feet, more or less, to the northerly margin of said Williams Avenue. Thence with said margin, westerly 85.22 feet, more or less, to the point of beginning.

MMD

7682 08/09 0101 03CHECK 275.70



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	71000.00
			CON TX	262.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	275.70
			CHECK	275.70

08/09/93 01 13:07 0001 7682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50145
IDENTIF. REFERENCE

93 AUG -9 PM 1:0

FELIX Z. WILSON
DAVIDSON COUNTY

No. 684051