THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9434 PAGE 449

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles G. Dunbar, et al 3054 Dickerson Rd. Nashville, Tn. 37209	Same as New Owner	Map 60-2 Parcel 14

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES L. HENDRICKS, SR., single, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CHARLES G. DUNBAR, single, and DARRYL J. MOORE, single, hereinafter referred to as 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 Lot No. 1 on the Plan of Laverne Acres, as of record in Book 2330, page 14, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said Lot.

INCLUDED in the above described real property but hereby expressly EXCLUDED therefrom is that certain parcel of land conveyed to the State of Tennessee in Book 4509, page 572, said Register's Office, as follows:

BEING part of Lot No. 1 on the Plan of Laverne Acres as of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Ewing Drive, said point being the common corner of Lots Nos. 1 and 2 on said Plan and being Fred E. Thompson's northeast corner; thence, with said margin, eastwardly 187 feet, more or less, to the beginning of a curved line to the left; thence, with said curved line 30.9 feet, more or less, to a point in the westerly margin of Brick Church Pike; thence, with a curved line to the right which is at all point 25 feet southerly from the said margin of Ewing Drive for a distance of 210 feet, more or less, to a point which is 150 feet northeast of the centerline of proposed I-14; thence, South 39 deg. 07 minutes 47 seconds East 230 feet, more or less, to a point in Clarence Litton's north boundary line; thence, with said boundary line westwardly 200 feet, more or less, to the southeast corner of Lot No. 2 on said Plan; thence, with the common line between Lots 1 and 2 of said Plan northwardly 172.4 feet, more or less, to the point of beginning and containing 22.150 square feet.

BEING the same property conveyed to Charles L. Hendricks, Sr. by deed from Carol Hooper Stice of record in Book 8328, page 903, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 400 Ewing Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to building setback lines, easements, and other matters as shown on the Plan of record in Book 2330, page 14, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 10th day of August, 1994.

"GRANTOR"

CHARLES L. HENDRICKS, SR.

"GRANTEES"

CHARLES G. DUNBAR

DARRYL J. MOORE

SEP 08/11 0101 03CHECK 160.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES L. HENDRICKS, SR., CHARLES G. DUNBAR and DARRYL J. MOORE, 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 the 10th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Affiant

Sworn to and subscribed before me on this the 10th day of August, 1994.

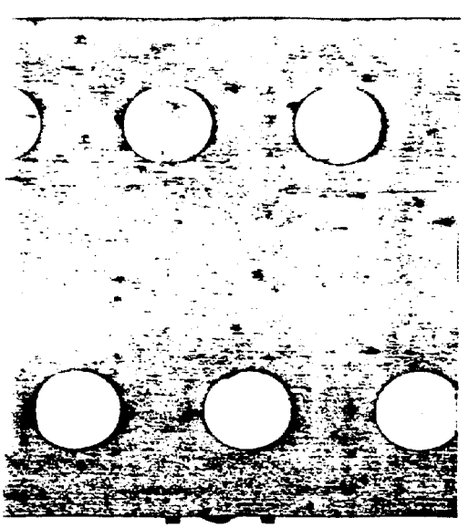
NOTARY PUBLIC

My Commission Expires: 12/6/97

80365
IDENTIF. ✦ REFERENCE

94 AUG 11 AM 9:30
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9434 PAGE 451

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 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 8.00
TOTAL 160.70
CHECK 160.70

[illegible] 08:30 3001 6999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80365
IDENTIF. ← REFERENCE

94 AUG 11 AM 9:30

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

No. 823473