11042

IDENTIF. & REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

95 NOV 22 PM 1:31

ADDRESS NEW OWNER:
Calvin DeWitt Dunham Jr. and Jamie D. Dunham
d/b/a Capstone Construction
4000 Iroquois Drive
Nashville, Tennessee

SEND TAX BILL:
To Owner

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 128-16-A
GROUP
PARCEL 12

WARRANTY DEED

BOOK 9526 PG 887

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, K. Dwight Southworth and E. Kaye Southworth d/b/a Southworth Homes, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Calvin DeWitt Dunham Jr. and wife, Jamie D. Dunham, d/b/a Capstone Construction hereinafter called the Grantee, its 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. 21 on the Plan of First Revision, Section I, Phase I Still Spring Hollow, as shown on plat of record in Book 7900, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to K. Dwight Southworth and E. Kaye Southworth d/b/a Southworth Homes, a sole proprietorship, by deed from Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments ltd., a Delaware Corporation, and Trianon Developments LTD., a Delaware Corporation of record in Book 9140, page 925, Register's Office for Davidson County, Tennessee. **K. Dwight Southworth and Kenneth D. Southworth are one and the same person**

This is unimproved property known as Lot 21 Still Spring Hollow, Nashville, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1995 taxes, a lien not yet due and payable.
2. Plan of record in Book 7900, page 135, said Register's Office.
3. Declaration of Covenants of record in Book 7963, page 400 amended in Book 8179, page 464, said Register's Office.
4. By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, said Register's Office.
5. Subject to liens for unpaid assessments.
6. Rights of others in and to the common elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Calvin DeWitt Dunham Jr. and wife, Jamie D. Dunham, its heirs and assigns, forever; and I, K. Dwight Southworth and E. Kaye Southworth 3, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of November, 1994.

Southworth Homes

K. Dwight Southworth

E. Kaye Southworth by K. Dwight Southworth Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named K. Dwight Southworth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of November, 1994.

B.L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named K. Dwight Southworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknwledged that he executed the within instrument on behalf of E. Kaye Southworth as her Attorney-in-Fact, as the free act and deed of the within named K. Dwight Southworth. Witness my hand and official seal at Nashville,Tennessee, this 17th day of November, 1994.

NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: Nov 20, 1994 LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BK/ 9526PG889

The actual value or consideration, whichever is greater, for this transfer is $ 26,000.00.

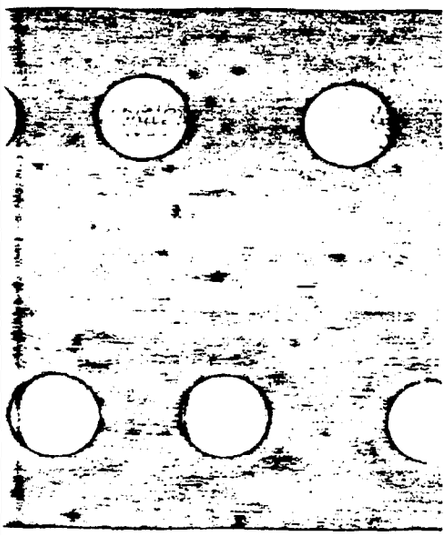
AFFIANT

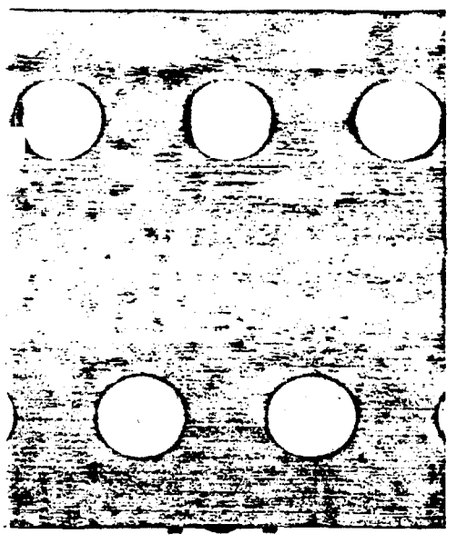
Subscribed and sworn to before me this 17th day of November, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires:

531.3 11/22 0101 03CHECK 109.20





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

RECEIVED OF _____

FOR _____

BOOK 9526PG890

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 26000.00
				CON TX 96.20
				PRFEE 1.00
				MDEED 12.00
				TOTAL 109.20
				CHECK 109.20
			11/22/94 01	13:31 0001 6318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11042
IDENTIF. & REFERENCE

94 NOV 22 PM 1:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 856370