BOOK 9632 PG 252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**.

Ronald D. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MARCH, 1995.

Notary Public
My Commission Expires: 7-3-97

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 190638
Nashville, TN 37219-0638

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN T. MASTEN, ET. UX. 2105 N. Ashford Court Nashville, TN 37214	AMERICAN HOME FUNDING 2812 Emerywood Parkway Richmond, VA 23294	150-7 491

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, RONALD D. DUNN and wife, MARGARET O. DUNN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JOHN T. MASTEN and wife, JEANIE MASTEN, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 531, on the Plan of Towne Village of the Country, Section 5, of record in Book 6250, page 783, Register's Office for said County.

SAID Lot No. 531 fronts 65.78 feet on the southerly margin of Towne Village Road and extends back 133.5 feet on the westerly line and 130.53 feet on the easterly line to a dead line in the rear measuring 65.25 feet thereon.

BEING the same property conveyed to RONALD D. DUNN and wife, MARGARET O. DUNN, by deed from RANDALL PHILLIPS BUILDERS, INC., of record in Book 6939, page 975, Register's Office for Davidson County, Tennessee.

Buyer agrees to assume and promises to pay the indebtedness of record in Book 6939, Page 978, Register's Office for Davidson County, Tennessee.

This is improved property known as:
3425 Towne Village Road, Antioch, Tennessee 37013

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30 day of March, 1995.

Ronald D. Dunn
RONALD D. DUNN

Margaret O. Dunn
MARGARET O. DUNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RONALD D. DUNN and wife, MARGARET O. DUNN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of March, 1995.

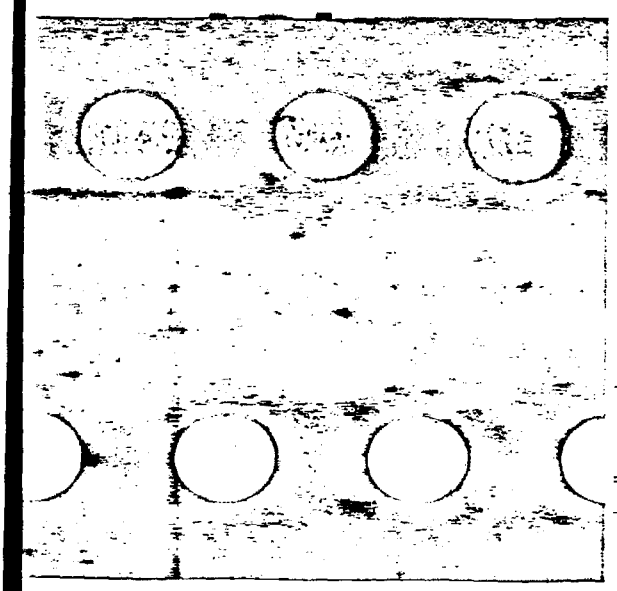
Notary Public

My Commission Expires: 12-5-97

PICK-UP
OCT 30 PM 3:50

IDENTIFICATION REFERENCE

323.50 03CHECK 1101 13/30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

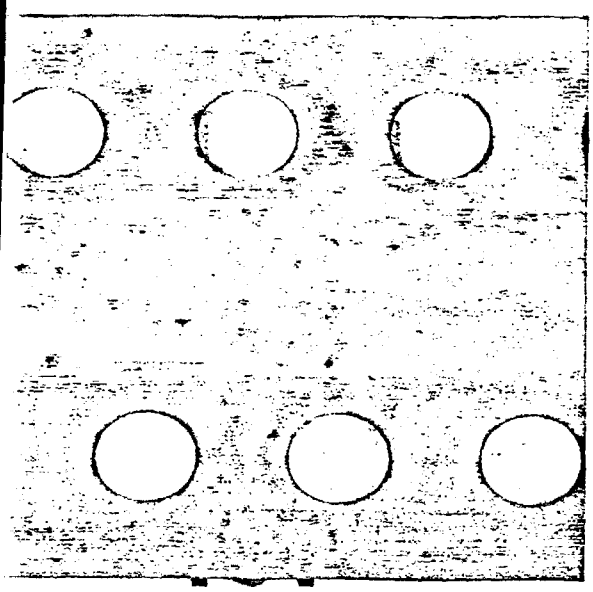
RECEIVED OF _____

FOR _____

BOOK 9632 PG 254

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



46990

IDENTIF. # REFERENCE

95 MAR 30 PM 3:50

DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/95 01 15:52 0001 5845

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
MTGTX	8.00
TOTAL	323.50
CHECK	323.50

No. 895385