BOOK 9701 PG 313

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DONALD R. DUNNING AND WIFE,
ANITA G. DUNNING
4040 FRANKLIN Rd
NASHVILLE TN 37204
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 26-1, PARCEL 124

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $75,000.00

AFFIANT
Subscribed and sworn to me, this the 6th day of JUNE, 1995.

Notary Public
My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, GIOG SING T. PO AND WIFE, DIVINA TAN PO, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DONALD R. DUNNING AND WIFE, ANITA G. DUNNING, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 101 EAST COURT, GOODLETTSVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 1ST day of JUNE 1995.

Giog Sing T. Po
GIOG SING T. PO

Divina Tan Po
DIVINA TAN PO

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIOG SING T. PO AND WIFE, DIVINA TAN PO, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of JUNE 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

00699143
IDENTIF. ↑ REFERENCE

95 JUN 14 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT 'A'

LAND in Davidson County, Tennessee, in the City of Goodlettsville and being part of Lots 32, 33 and 34 of Block "G" of the Roscoe Place Subdivision as of record in Book 843, page 73, Register's Office Davidson County, Tennessee, described as follows:

BEGINNING at the center of a utility pole located in the East right-of-way of Hudson Avenue, and in the South right-of-way of East Street at the point of their intersection running with the South right-of-way of East Street, N. 50 deg. 45' E. 82.6 feet to a stake in the South right-of-way of East Street corner of Elizer; thence with and cornering with Elizer for the next 2 calls: S. 40 deg. 45' E. 125.0 feet to a stake; thence S. 40 deg. 45' W. 82.6 feet to a stake in the East right-of-way of Hudson Avenue; thence with the East right-of-way of Hudson Avenue, N. 40 deg. 45' W. 125.0 feet to the beginning.

Being the same property conveyed to Giog Sing. T. Po and wife, Divina Tan Po, by Warranty Deed from Gordon J. Baird, Jr., and wife, Mary Hill Baird, of record in Book 5120, page 902, Register's Office for Davidson County, Tennessee.

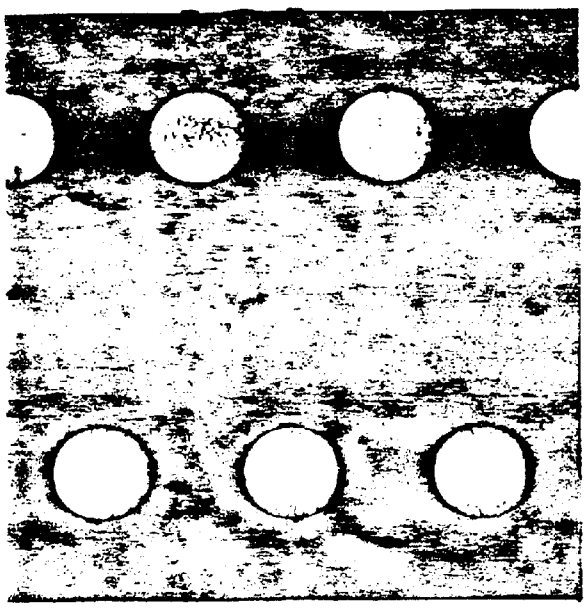
EXHIBIT 'B'

1. County and City real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 843, page 73, said Register's Office, including all setback lines, easements, if any, as shown thereon.

3. Easement to the City of Goodlettsville for sanitary sewers, of record in Book 4363, page 59, said Register's Office.

1995 06/14 0101 03CHECK 290.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

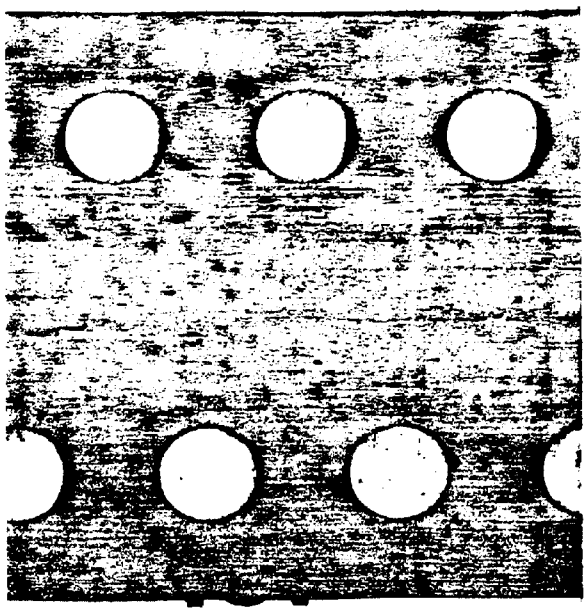
RECEIVED OF _____

FOR _____

BOOK 9701 PG 316

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

06/14/95 21 13:08 9001 1085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0069943

IDENTIF. ↑ REFERENCE

95 JUN 14 PM 1:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 920329