BOOK 9702 PG 596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 92,500.00

Affiant

Sworn to and Subscribed before me on this the 15 day of June, 1995.

NOTARY PUBLIC
My Commission Expires:

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Robert A Dunn and Walton L	Dunn	77- 008
P.O. Box		77- 034
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lowell Carson Lee and wife, Betty S. Lee, (now divorced and single individuals) hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert A. Dunn and Walton L. Dunn, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land.

Situated in the Eighth (8th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Tract No. 1: A tract of land in the 8th Civil District of said County, bounded on the north by Miller; on the east by Miller, Nolen and Cullum; on the south by Cullum; and on the west by Lovelace, and more particularly described according to loan survey of John Kohl, dated December 23, 1976 and revised December 28, 1976, as follows:

Beginning at a point at the southwesterly corner of said tract known as the Adkisson-Dozier-Cullum corner; thence north 3-1/4 degrees east 47.7 poles, (787.05 feet); thence north 87 degrees west 8.57 poles, (141.41 feet); thence north 3-1/4 degrees east 96.8 poles (1597.2 feet); to the northwest corner of said tract; thence south 60 ½ degrees east 108 poles; (1782 feet); thence south 64 ½ degrees east 13.75 poles, (226.88 feet); thence south 25 ½ degrees east 13 poles (214.5 feet) to a point; thence south 48 degrees west 64 poles; (1056 feet); thence south 50 ½ degrees west 14 poles (231 feet) thence south 42 ½ degrees west 22 poles (363 feet); thence south 58-3/4 degrees west 13.87 poles (228.86 feet); thence north 86 3/4 degrees west 25 poles (412.5 feet); to the point of beginning, containing 54 acres more or less.

The above description includes and excludes a small triangular plot located at the southwesterly corner of the said 54 acre tract, which was conveyed by deed of gift to D. T. Dozier, Jr. by Nannie Adkisson, a widow ~~as of record in Book ____, page ____, R.O.D.C., Tenn.~~; UNRECORDED particularly described as follows: Beginning at the southwesterly corner of

the said 54 acre tract, thence north 3 1/4 degrees east 10 poles (165 feet); thence south 13 ½ degrees east 10.44 poles (172.26 feet); thence north 86 3/4 degrees west 3 poles (49.5 feet) to the beginning, and containing slightly more than 15 square poles.

Being the same property conveyed to Lowell Carson Lee and wife, Betty S. Lee by deed from C.W. Moores and wife, Joyce Moores, of record in Book 5103, Page 612 Register's Office for Davidson County, Tennessee.

Tract II: Being in the 8th, formerly the 12th Civil District of said County, and described according to a survey made by Alvin M. Zager, Surveyor, dated April 25, 1970, and a loan survey of John Kohl, dated December 23, 1976, and revised December 28, 1976, as follows:

Beginning at a point in the center of Cub Creek Road, at the southeast corner of the property conveyed to Reed in Book 3647, page 95; thence leaving said road, and with the line of the Reed property, North 83 degrees West 105 feet to an iron pin; North 46 degrees 33' West 127.9 feet to a point, and North 49 degrees 57' East 173 feet along the line of the property conveyed to Moore by deed in Book 1278, page 277; and continuing along Moore's line, North 47 degrees 27' East 447.4 feet to an iron pin, a corner of the Miller property; thence with Miller's southerly line South 56 degrees 03' East 271.6 feet to an iron pin in the center of Cub Creek Road; thence with the center of said road, South 53 degrees 29' West 610 feet to the point of beginning, containing 3.26 acres.

Being the same property conveyed to Lowell Carson Lee and wife, Betty S. Lee by deed from C. W. Moores and wife, Joyce Moores as of record in Book 5103, Page 612, Register's Office for Davidson County, Tennessee. Said tract No. I is adjacent to the northwesterly line of Tract No. II.

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 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 except the for the (1.) 1995 property taxes, which have been prorated and will be paid by the Grantees when due and payable and (2.) Right-of-way purposes of record in Book 619, Page 163, Register's Office for Davidson County, Tennessee. And we do further covenant and bind ourselves, our successors and assigns, 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 our hands this 15th day of June, 1995.

Lowell Carson Lee
LOWELL CARSON LEE

Betty S. Lee
BETTY S. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah Schmidt, a Notary Public in and for said County and State, the within named LOWELL CARSON LEE the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained .

Witness my hand and seal at Nashville, Tennessee, this the 15th day of June, 1995.

Sarah Schmidt
NOTARY PUBLIC

My Commission Expires: 5/25/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah Schmidt, a Notary Public in and for said County and State, the within named BETTY S. LEE the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Nashville, Tennessee, this the 15th day of June, 1995.

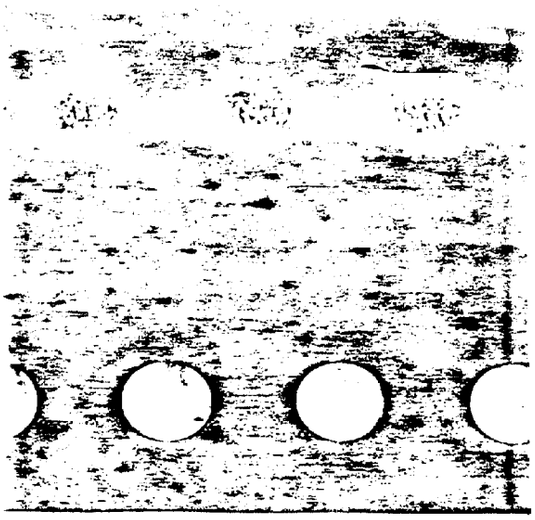
Sarah Schmidt
NOTARY PUBLIC

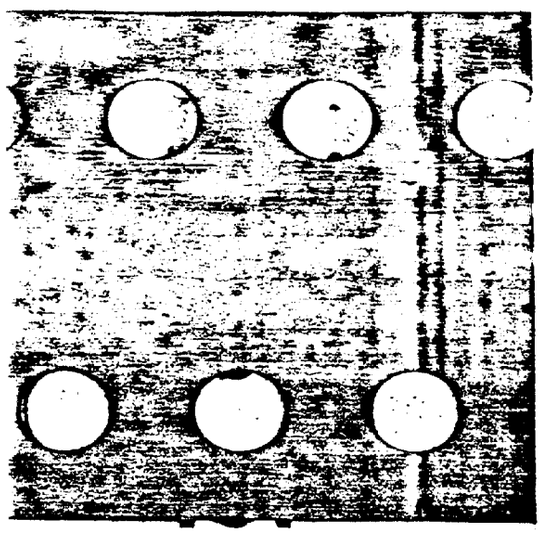
My Commission Expires: 5/25/96

0070295
IDENTIF. & REFERENCE

95 JUN 15 PM 1:24
FELIX A. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN.

1459 06/15 0101 03CHECK 355.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9702 PG 599

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 92500.00
CON TX 342.25
PRFEE 1.00
MDEED 12.00
TOTAL 355.25
CHECK 355.25

06/15/95 01 13:26 0001 1459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070295
IDENTIF. ↑ REFERENCE

95 JUN 15 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.920695