# WARRANTY DEED

BOOK 9893 PG 19

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,640.89

Sean L McQuiddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 95

Linda Adams
Notary Public

MY COMMISSION EXPIRES: November 20, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SEAN L. McQUIDDY | BOATMEN'S NATIONAL MORTGAGE, INC | MAP 41-15 |
| (NAME) | (NAME) | |
| 1300 BELLSHIRE DRIVE | 4041 KNIGHT ARNOLD ROAD | PARCEL 9 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37207 | MEMPHIS, TN 38118 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM TODD DUNN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEAN L. McQUIDDY and QUERITA L. WALLACE

HEREINAFTER CALLED 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 314 on the Plan of Bellshire Estates, Section A, as of record in Book 2331, page 116, Register's Office for said County, described as follows:
BEGINNING at a point in the westerly margin of Sussex Drive, at the common corner of Lot Nos. 314 and 315, thence westerly along the line between said lots, 184.9 feet to a point; thence southerly 160 feet to a point in the northerly margin of Bellshire Drive; thence easterly with the margin of said Drive, 155 feet to the beginning of a curve; thence around said curve 38.9 feet to a point in the westerly margin of Sussex Drive; thence northerly 161.6 feet along said marign of said Drive to the point of beginning.

Being the same property conveyed to WILLIAM TODD DUNN, UNMARRIED by Deed of record in Book 8777, page 869, Register's Office for Davidson County, Tennessee.

Grantees herein agree to pay the unpaid principal balance of a note secured by a Deed of Trust of record in Book 7740, page 888, Register's Office for Davidson County, Tennessee; which Grantees promise to pay and agree to hold Grantor harmless from same.

unimproved ( )
This is improved (X) property, known as 1300 BELLSHIRE DRIVE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 ~~my~~ our hand S this 18th day of December 19 95

William Todd Dunn
WILLIAM TODD DUNN

Sean L. McQuiddy
SEAN L. McQUIDDY

Querita L. Wallace
QUERITA L. WALLACE

BOOK 9893 PG 20

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 WILLIAM TODD DUNN, UNMARRIED SEAN L. McQUIDDY AND QUERITA L. WALLACE

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 18th day of December 19 95

Commission expires November 20, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0133529

IDENTIFICATION

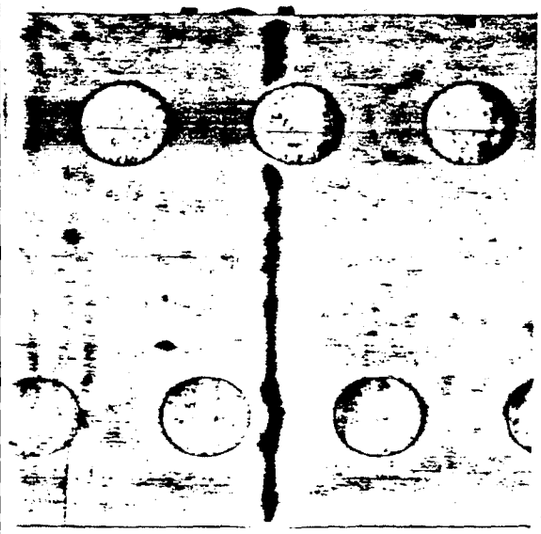
95 DEC 19 PM 1:15

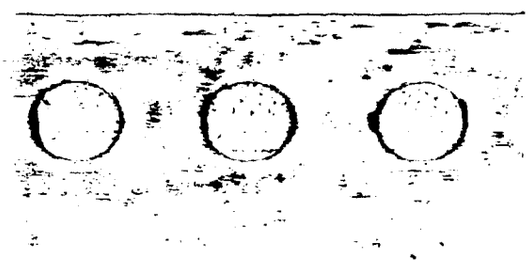
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

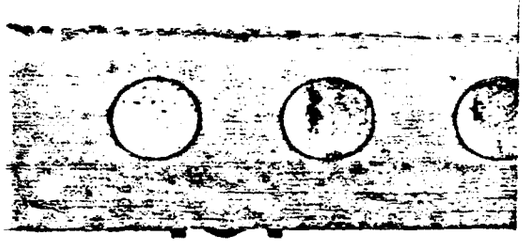
MAIL ENV.

2904 12/19 0101 03CHECK

288.72







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

RECEIVED OF _____

FOR _____

BOOK 9893 PG 21

| | | |
|---|---|---|
| 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 | 75640.89 |
| CON TX | 279.72 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 288.72 |
| CHECK | 288.72 |

12/19/95 01 13:15 0001 9904

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

013529

IDENTIFICATION

95 DEC 19 PM 1:15

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 988327