STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10087 PG 204

The actual consideration or value, whichever is greater, for this transfer is $ 41,500.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of June, 1996.

NOTARY PUBLIC

My commission expires: 5-23-98

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: 113 Rural Ave., Nashville, TN 37209

Send Tax Bills to: Bob Bass and Charles DeBray, 113 Rural Avenue, Nashville, Tennessee 37209

Map 61-15
Parcel 137

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **JAMES O. DUNAWAY** and **PAMELA G. ELMORE**, convey all their rights in this property, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto, **BOB BASS** and **CHARLES DEBRAY**, hereinafter called the Grantees, their heirs, [successors] and assigns, a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, being Lot no. 75 on Block "D" on the Map of the Resubdivision of Sunnymeade of record in Book 974, page 56 and 57, said Register's Office.

Said Lot No. 75 fronts 50 feet on the northerly side of Sunnymeade Avenue and extends back between parallel lines 140 feet to the southerly line of Lot No. 11 is said subdivision, measuring 50 feet thereon.

The Property is a dwelling and is known as 1219 Sunnymeade Ave.

Being the same property conveyed to Vera M. Dunaway by deed from Donald Roy O'Guin, Sr. and wife Regenia O'Guin, of record in Book 7765, page 858, Register's Office for Davidson County, Tennessee. The said Vera M. Dunaway having since died, the property is vested in her son **JAMES O. DUNAWAY** and daughter

PAMELA G. ELMORE, being Vera Dunaway's only children, by virtue of last will and testament recorded in Book 206, page 156 Probate Court of Davidson County.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs [successors] and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out' and Grantor does further covenant and bind himself, its heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of June, 1996

GRANTORS, JAMES O. DUNAWAY AND PAMELA G. ELMORE

James O Dunaway Pamela G. Elmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **JAMES O. DUNAWAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 14th day of May 1996.

NOTARY PUBLIC
My Commission Expires: 5-23-98

GRANTOR: JAMES O. DUNAWAY

3587 06/14 0101 03CHECK 162-55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, of being **PAMELA G. ELMORE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

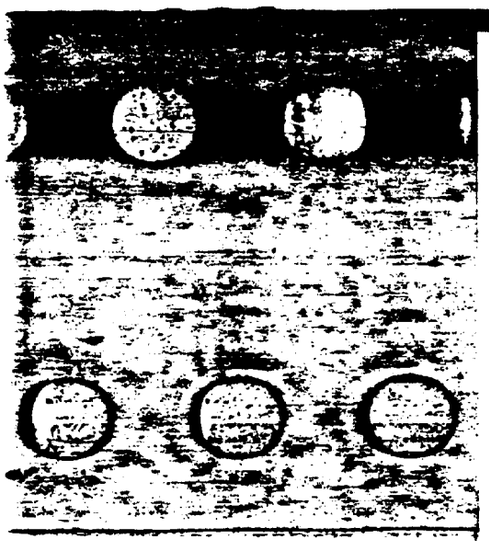
Witness my hand, at office in Nashville, Tennessee, this 14 day of June 1996.

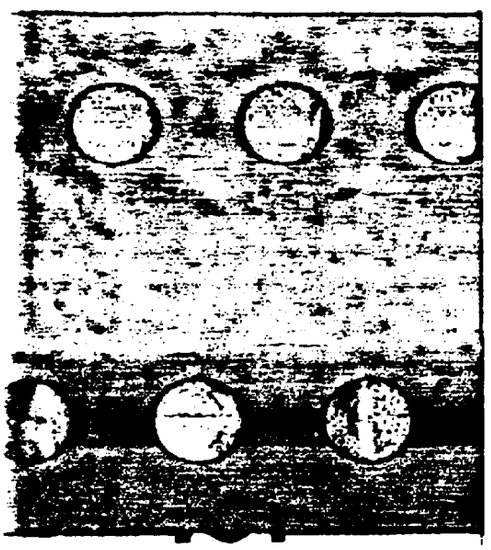
Notary Public
My Commission Expires: 5-23-98

GRANTOR: PAMELA G. ELMORE

0192809
IDENTIF. & REFERENCE

96 JUN 14 PM 2:36
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10087 PG 206

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 41500.00
				CON TX 153.55
				PRFEE 1.00
				MDEED 8.00
				TOTAL 162.55
				CHECK 162.55
			06/14/96 01	14:43 0001 3587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192809
IDENTIF. # REFERENCE

96 JUN 14 PM 2:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1051401