BOOK 10092 PG 874

338

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

7057-C

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 1-20-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grover Dunn		118-8-164/6DA27240
(NAME)	(NAME)	
985 Wyndsor Drive	SAME	118-8-164/6DA27235
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hixson, Tennessee 37343		118-8-164/6DA27245
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Carrie Beatrice Jordan Kilgo, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Grover Dunn, and Carolyn A. Dunn, husband and wife

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:

See attached Exhibit "A"

96 JUN 20 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0194798
IDENTIF. ↑ REFERENCE

This is improved property known as 2506 Felts Avenue, Nashville, Tennessee 37211

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 her hand this 31st day of May, 19 96.

Carrie Beatrice Jordan Kilgo
Carrie Beatrice Jordan Kilgo

BOOK 10092 PG 875

7057-C

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, Floyd V. Hull, Jr., a Notary Public in and for said County and State, the within named

Carrie Beatrice Jordan Kilgo, unmarried

the 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 and official seal at ~~Nashville~~ Fort Lauderdale Florida ~~Tennessee~~, this 31st day of May, 19 96.

My commission expires

Floyd V Hull Jr
Notary Public

FLOYD V. HULL, JR.
MY COMMISSION # CC376274 EXPIRES
June 26, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

Tract No. 1: Land in the 6th Civil District of said County, described according to a survey made by W.H. Lyle, Surveyor, March 10, 1909, as follows:

BEGINNING at the original northwest corner of the Bell Forest Lane Company's Tract of land; thence with the north face of a stone wall 85 3/4 degrees East 538 feet to a mark on the wall in the west line of Williams Avenue; thence with the west margin of said Avenue, South 1/4 degree West 205.1/2 feet to a mark on the wall on or near a branch; thence with the face of a wall on the north side of said branch North 78 degrees West 106 feet, North 76 3/4 degrees West 176 1/2 feet North 74 1/2 degrees West 284 feet to the corner of said wall; thence with the west face of said wall, North 9 3/4 degrees East 109 feet to the beginning.

Tract No. 2: Being Lots Nos. 24, 25, 26 and 27 on the plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said county. Said Lots Nos. 24, 25 and 26 front 50 feet each on the easterly side of Felts Street and run back between parallel lines 150 feet to an alley. Said Lot No. 27 fronts 35 feet on the easterly side of Felts Street and runs back 150 feet on the northerly line and 170.5 feet on the southerly line to an alley and measuring 116 feet thereon.

Being the same property conveyed to Lance E. Kilgo and wife, Carrie Beatrice Kilgo by deed from Mrs. Laura J. Coleman, of record in Book 975, page 9, and further conveyed to Carrie Beatrice Jordan Kilgo by Final Decree of record in Book 3162, page 22, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE following Tracts of Land conveyed to Woodland Memorial Park of Nashville, Inc. of record in Book 4004, page 864, said Register's Office.

Land in the 6th Civil District of Davidson County, Tennessee, described as follows:

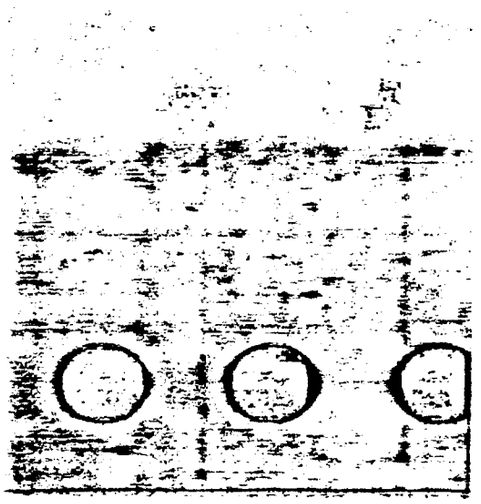
BEGINNING at the original northwest corner of the Bell Forest Land Company's Tract of Land; thence with the north face of a stone wall 85 3/4 degrees East 331 feet, more or less; thence South 4 degrees 15 minutes West 170 feet, more or less, to a wall on or near a branch; thence with said wall on the north side of said branch North 76 3/4 degrees West 44 feet, more or less, and North 74 1/4 degrees West 289 feet to the corner of said wall; thence North 9 3/4 degrees east 109 feet to the beginning.

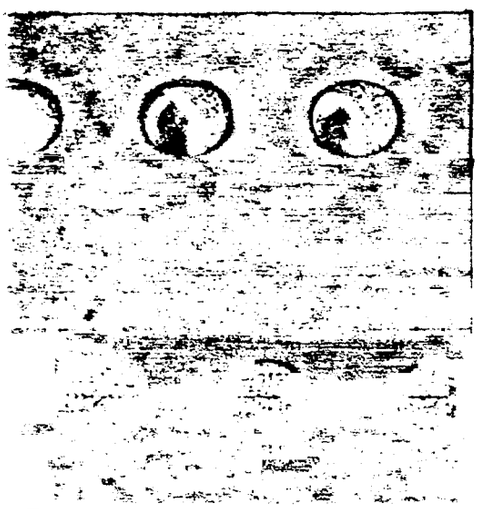
Together with a 20-foot easement adjacent to and east of premises described as follows:

BEGINNING at the south terminus of Felts Avenue and the northeast corner of the above described tract; thence with the eastern boundary line of said tract South 4 degrees 15 minutes West 170 feet, more or less, thence South 76 3/4 degrees East 20 feet; thence North 4 degrees 15 minutes East 170 feet, more or less, to the southerly margin of Felts Avenue; thence with the same North 85 3/4 degrees West 20 feet to the beginning.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

5732 96/20 01:01 03CHECK 882.50





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

RECEIVED OF _____

FOR _____

BOOK 10092 PG 877

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	
				235000.00
			CDN TX	869.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	882.50
			CHECK	882.50
06/20/96	01		10:20 0001	5732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194798
IDENTIF. ↑ REFERENCE

96 JUN 20 AM 10:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1053526