Box 58

WARRANTY DEED

BOOK 10292 PG 764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

James Robert Gunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 19 96

Ann Bell Waddell
Notary Public

MY COMMISSION EXPIRES: 1/24/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Gunn (NAME)	James Robert Gunn (NAME)	MAP 119-14
265 Tanksley Avenue (ADDRESS)	265 Tanksley Avenue (ADDRESS)	PARCEL 41
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Virginia Lee Burk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Robert Gunn, an unmarried person

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 No. 30 of Block "D" on the unrecorded Plan of Woodbine Courts, Part Two, and described as follows:

Said Lot No. 30 fronts 75 feet on the southerly side of Tanksley Avenue and runs back between parallel lines, 156.5 feet to the north line of Lot No. 34 on said Plan.

Being the same property conveyed to John R. Gunn and wife, Eva L. Gunn by deed from Mayford Arkley Spicer and wife, Gloria M. Spicer of record in Book 3613, page 513, Register's Office for Davidson County, Tennessee. John R. Gunn having predeceased Eva L. Gunn divesting the property to Eva L. Gunn as the surviving spouse. Eva L. Gunn having since died on March 26, 1996 leaving the property to her two (2) surviving children, James Robert Gunn and Virginia Lee Burk by Will of record in Will Book 205, page 365, Probate Court for Davidson County, Tennessee.

0256525
IDENTIF. & REFERENCE

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

unimproved ( )
This is improved (X) property, known as 265 Tanksley Avenue, Nashville, TN 37211
(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 hand this 11th day of December, 19 96

Virginia Lee Burk
Virginia Lee Burk

BOOK 10292 PG 765

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 Virginia Lee Burk

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December 19 98.

Commission expires 1/29/2000

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 _____.

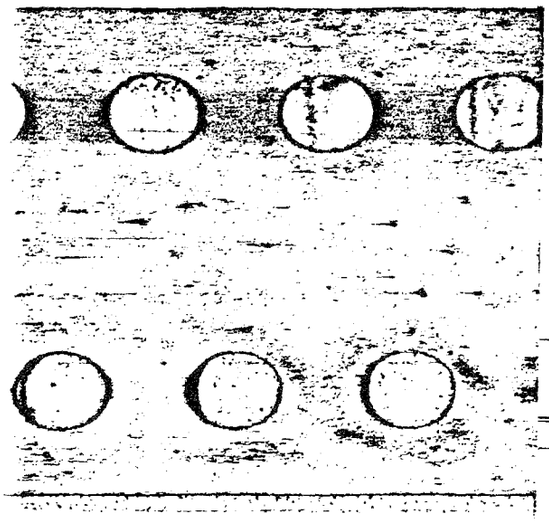
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

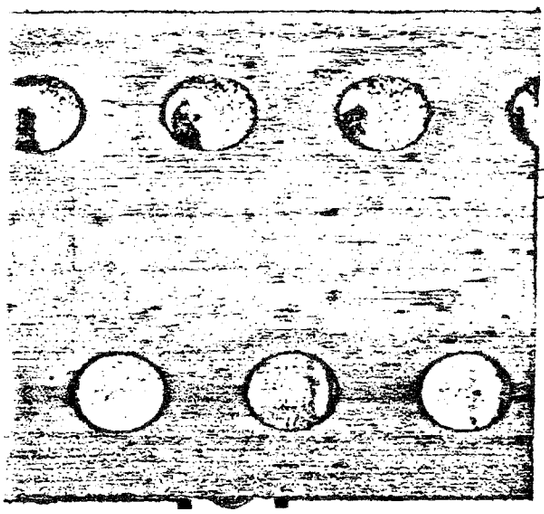
My commission expires _____

Notary Public

6484 12/17 0101 03CHECK 120.00

Coml
315
Nas





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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 766

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~30000.00~~
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00
12/17/96	01		10:11 0001	6484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256525
IDENTIF. # REFERENCE

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

No. 1099089