THIS INSTRUMENT PREPARED BY:
Liberty Escrow, Inc.
417 Welshwood Drive, Suite 108
Nashville, TN 37211

BOOK 10559 PG 616

ADDRESS NEW OWNER AS:
Larita Bingham and
Claude W. Ivory, Jr.

3872 Hutson Avenue

Nashville, TN 37216

SEND TAX BILLS TO:
Same

Map & Parcel: Map 61-10 Parcel 199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Ben Dunn and wife, Sandra L. Dunn have this day bargained and sold and do hereby sell, transfer and convey unto Larita Bingham and Claude W. Ivory, Jr. the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 226 on the Plan of Maplewood Heights, Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ben Dunn by deed of record in Book 9126, page 880, said Register's Office. Sandra L. Dunn, wife of Benn Dunn, joins in this conveyance for the express purpose of conveying her marital interest in said property.

3848 08/06 0101 03CHECK 342.00

0334788
IDENTIFICATION REFERENCE

07 AUG -6 AM 10:13

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND on the date contained in the notary acknowledgement below.

X Ben Dunn
Ben Dunn

X Sandra L. Dunn
Sandra L. Dunn

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me a notary public in and for said County and State, Ben Dunn and wife, Sandra L. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 1997 ~~1996~~.

NOTARY PUBLIC AT LARGE

Patsi B. Gregory
Notary Public

My commission expires: 6-13-98

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $90,000.00.

Affiant

Sworn to and subscribed to before me this 31st day of July, 1997, ~~1996~~.

Patsi B. Gregory
Notary Public

My commission expires:
6-13-98

NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Commission Exp.

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

RECEIVED OF _____

FOR _____

BOOK 10559 PG 618

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

08/06/97 01 10:46 0001 3848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0334788
IDENTIFICATION REFERENCE

97 AUG -6 AM 10:43

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 1183451