THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David M. Dunn 1211 Lowes Lane Goodlettsville, Tn. 37072	Same as New Owner	Map 33 Parcel 199 Field Book 10D 37427

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DELPHIA L. HOLCOMB and husband, ROBERT L. HOLCOMB, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DAVID M. DUNN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 of the James Herbert Jones property, deceased, as recorded in Book 1088, page 281, Register's Office for Davidson County, Tennessee, and described according to a survey by Donald R. Carver, Surveyor, dated June 5, 1983, as follows:

BEGINNING at a point in the southerly line of Lowes Lane, said point being 816± feet west of Old Dickerson Road; thence North 86 deg. 30' East for 250.00 feet to a point; thence South 1 deg. 20' East for 567.20 feet to a point; thence South 89 deg. 27' West for 250.00 feet to a point; thence North 1 deg. 20' West for 545.60 feet to the point of beginning, containing 3.31± acres.

BEING the same property conveyed to Delphia L. Holcomb and husband, Robert L. Holcomb, by deed from Charles L. Holcomb and wife, Carolyn T. Holcomb, of record in Book 8780, page 763, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1211 Lowes Lane, Goodlettsville, TN 37072.

The property description, as herein above shown, is the same as that contained in the previous Deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 7825, page 52, said Register's Office.

3. Subject to the riparian water rights of others in a creek crossing the rear of the property.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 19th day of September, 1997.

"GRANTORS"

DELPHIA L. HOLCOMB

ROBERT L. HOLCOMB

"GRANTEE"

DAVID M. DUNN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELPHIA L. HOLCOMB and husband, ROBERT L. HOLCOMB, and DAVID M. DUNN, 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, at office, this the 19th day of September, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is ~~$87,500.00~~

Affiant

Sworn to and subscribed before me, this the ~~19th~~ day of September, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

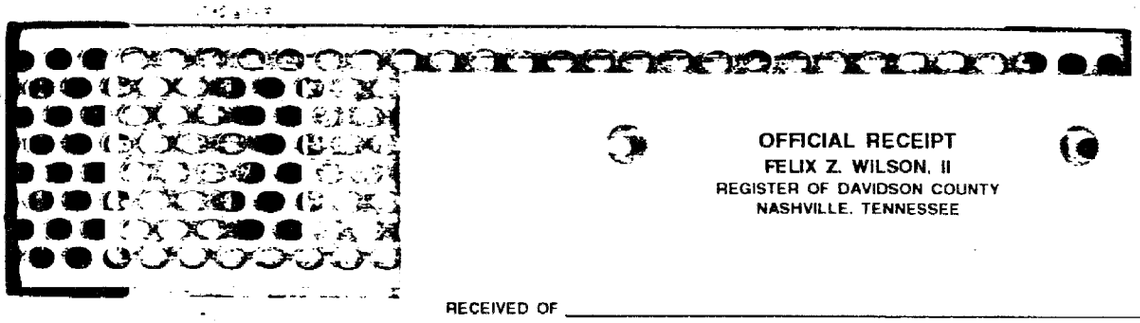
2245 09/24 0101 03CHECK 332.75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

97 SEP 24 PM 2:04

IDENTIF. & REFERENCE

0351905



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

RECEIVED OF _____

FOR _____

BOOK 10620 PG 13

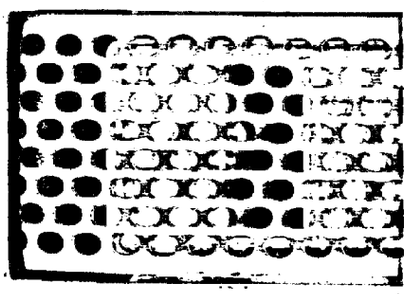
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	87500.00
CON TX	323.75
PRFEE	1.00
WDEED	8.00
TOTAL	332.75
CHECK	332.75

09/24/97 01 14:07 0001 2245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0351905
IDENTIF. & REFERENCE

97 SEP 24 PM 2:03

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1201635