PREPARED BY (AND RETURN TO):

BOOK 10683 PG 163

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39316
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Earl H. Dunn, Jr. Janet R. Dunn 325 Lynwood Blvd Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-11-95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 700,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. McCabe, Jr. and spouse, Jennie T. McCabe,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Earl H. Dunn, Jr. and spouse, Janet R. Dunn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Pages 102 and 103, Register's Office for said County.

SAID Lot No. 43 fronts 200 feet on the southwesterly margin of Lynnwood Boulevard and extends back 341 feet on the northwesterly line and 383.5 feet on the southeasterly line to the northeasterly margin of Royal Oak Drive measuring 200 feet thereon.

BEING the same property conveyed to Robert A. McCabe, Jr., and wife, Jennie T. McCabe by deed from Robert L. Chickey and wife, Gail Gonce Chickey of record in Book 8341, Page 160, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This conveyance is subject to an easement for sanitary sewer to the City of Belle Meade of record in Book 5828, Page 903, said Register's Office.

This is improved property, known as: 325 Lynwood Blvd, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 1997.

Robert A. McCabe, Jr.

Jennie T. McCabe

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State of Tennessee
County of Davidson

On this 14th day of November, 1997, before me the undersigned authority, personally appeared **Robert A. McCabe, Jr.** and **Jennie T. McCabe**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 700,000.00

Affiant

Sworn and subscribed before me on the 14th day of November, 1997.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0369530
IDENTIF. & REFERENCE

97 NOV 13 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

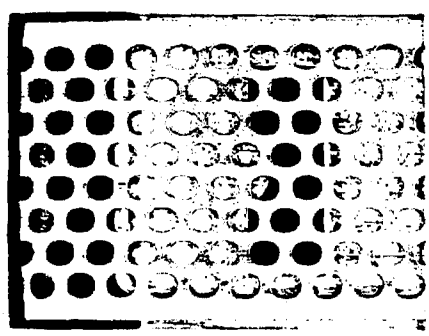
1309 11/13 0101 03CHECK 2599.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

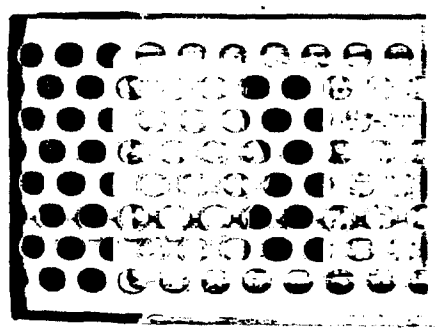
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 8.00
TOTAL 2599.00
CHECK 2599.00
11/13/97 01 14:59 0001 1309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0369530
IDENTIF. # REFERENCE

97 NOV 13 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1220476