WARRANTY DEED

BOOK 10688 PG 387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: 1/2
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1600, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle R. Dunn	NEW OWNER	MAP 161-12
(NAME)	(NAME)	
1317 Riverwood Drive		PARCEL 113
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(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, Kathy R. Wheeler Ballinger and husband, Carl M. Ballinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle R. Dunn and wife, Suzanne J. Dunn

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:

Being Lot No. 66 and the easterly 22 feet of Lot No. 65 on the Map of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said lot and said part of said lot adjoin and front 129.9 feet on the northerly side of Riverwood Drive and run back between lines 200 feet on the east and west lines to a dead line in the rear on which they measure 147.5 feet.

Being the same property conveyed to Kathy R. Wheeler by Warranty Deed from Charles R. Robinson and wife, Sarah Dozier Robinson, of record in Book 8491, page 17, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 547, pages 29 and 30; easement for sanitary sewers and/or storm drainage of record in Book 4199, page 579; any and all other easments and/or restrictive covenants running with the land and taxes for the current year which have been paid at closing, prorated and assumed by the Grantees.

97 NOV 18 PM 2:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 037162

unimproved ( )
This is improved (X) property, known as 1317 Riverwood Drive, Nashville, TN 37216
(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 our hand s this 17th day of November, 19 97

Kathy R. Wheeler Ballinger
Kathy R. Wheeler Ballinger

Carl M. Ballinger
Carl M. Ballinger

BOOK 10658 PG 388

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 Kathy R. Wheeler Ballinger and husband, Carl M. Ballinger

the bargainor s, 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 and official seal at Nashville, Tennessee, this 17th day of November, 19 97

Commission expires 11-27-99

Notary Public

SHELLY S. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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 _____.

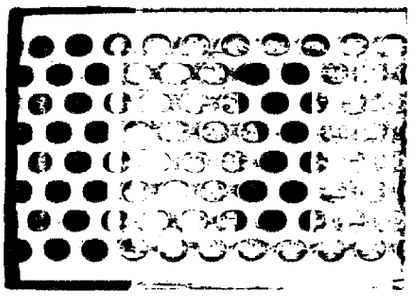
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

3133 11/18 0101 03CHECK 545.50

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



RECEIVED OF _____

FOR _____

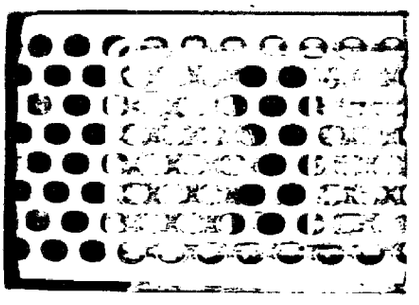
BOOK 10688 PG 389

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545-50
11/18/97 01 15:04 0001 3133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371162
IDENTIF. ↑ REFERENCE

97 NOV 18 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1222283