Box 37

BOOK 10729 PG 141

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
G. Marshall Hart and Kimberly Dunn Hart 1504 Daventry Court Nashville, TN 37221	Same	142-16A-96
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Earl H. Dunn, Sr. ("Grantor") has bargained and sold, and hereby transfers and conveys to G. Marshall Hart and Kimberly Dunn Hart ("Grantees"), their heirs, successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). Barbara Dunn, wife of Grantor, joins in this conveyance for the purpose of transferring any interest she may have in the Property to Grantees.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. This conveyance is subject to any and all existing restrictions and easements of record in the Davidson County Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Richard H Warner
Affiant

Subscribed and sworn to before me this 11th day of December, 1997.

Barbara Dunn
Notary Public
My Commission Expires: 4/27/99

NOTARY PUBLIC LARGE DAVIDSON COUNTY

0456358.01
026700-000 12/11/97

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons.

This is improved property, known as 1504 Daventry Court, Nashville, Davidson County, Tennessee.

Executed this 11th day of December, 1997.

Earl H. Dunn
EARL H. DUNN, SR.

Barbara Dunn
BARBARA DUNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins the undersigned, a Notary Public in and for said County and State, the within named Earl H. Dunn, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of December, 1997.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: November 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins the undersigned, a Notary Public in and for said County and State, the within named Barbara Dunn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of December, 1997.

Barbara Kimmins
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My Commission Expires: November 27, 1999

0456358.01
026700-000 12/11/97

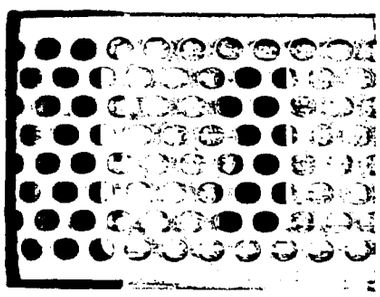
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Devon Park, Phase Three, of record in Book 6900, page 52, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl H. Dunn, Sr., by deed of record in Book 8563, page 707, said Davidson County Register's Office.

3637 12/19 0101 03CHECK 682.70

0382353
IDENTIF. ↑ REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10729 PG 144

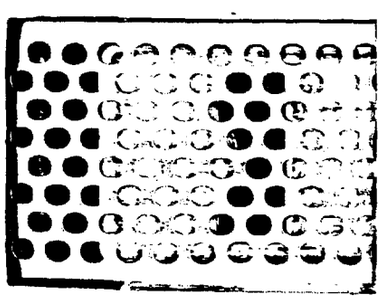
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
181000.00
CON TX 669.70
PRFEE 1.00
WDEED 12.00
TOTAL 682.70
CHECK 682.70

12/19/97 01 14:01 0001 3637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0382353
IDENTIF. # REFERENCE

No. 1234374