DS

BOOK 10823 PG 456

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DAVID M. DUNN and wife, SUSIE ROGERS DUNN, ("Grantors") has bargained and sold, and does hereby bargain, sell and convey unto SCOTT HEINRICH, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of H. D. Simpkins Subdivision of the L. G. Curtis Lands, of record in Book 547, page 39, Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 260 feet on the easterly side of Lloyd Avenue and runs back 400 feet on the northerly line and 415 feet on the southerly line to a dead line on which it measures 250 feet, containing 2.33 acres, more or less.

Being the same property conveyed to David M. Dunn and wife, Susie Rogers Dunn by Warranty Deed of Talton T. Williams and wife, Araminta Williams, of record in Book 8782, page 700, Register's Office of Davidson County, Tennessee.

This property is known as 2408 Lloyd Avenue, Nashville, TN 37218

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his successors and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 2 day of March, 1998.

DAVID M. DUNN

SUSIE ROGERS DUNN

1202 03/04 0101 [illegible]

0408056
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 4:00
ELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that DAVID M. DUNN and wife, SUSIE ROGERS DUNN, personally appeared before me and is known or proved to me to be the persons who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 2 day of MARCH, 1998.

Mary P. Dunn
Notary Public

My Commission Expires: Jan. 20 1999

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of March 1998.

W. WILLIAM DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Notary Public

My Commission Expires JAN. 27, 2001

Commission Expiration: 1-27-2001

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

Scott Heinrich

PROPERTY ADDRESS:

2408 Lloyd Avenue
Nashville, TN 37218

MAP PARCEL NUMBER
70-5-21

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

RECEIVED OF _____

FOR _____ BOOK 10823 PG 459

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

CASH 500.00
CON TX 301.50
PRFEE 1.00
MISC 12.00
TOTAL 364.50
CHECK 364.50

03/04/98 01 15:59 0001 1202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0408056
IDENTIF. ← REFERENCE

98 MAR -4 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261633