PREPARED BY (AND RETURN TO):

BK 10967 PG 75

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39754
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas F. Dunn Tara F. Dunn 156 Kenner Ave Nashville, TN 37205	Southtrust Mortgage Corporation 5409 Maryland Way, Ste 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 116-4-50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 214,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Curtis A. Dansby and Nancy J. Gritter as joint tennants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas F. Dunn and spouse, Tara F. 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 the southerly 50 feet of Lot No. 18 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 18 fronts 50 feet on the easterly margin of Kenner Avenue and runs back between lines measuring 183 feet on the southerly line and 186-1/4 feet, more or less, to a dead line in the rear bordering on a 10 foot reserved strip, measuring 50.08 feet thereon.

BEING the same property conveyed to Curtis A. Dansby and Nancy J. Gritter, as joint tenants with right of survivorship by deed from Owen A. Waldrop, III and spouse, Laura M. Waldrop of record in Book 9634, Page 629, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years.

This is improved property, known as: 156 Kenner Ave, 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.

BK 10967 PG 76

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 5th day of June, 1998.

Curtis A. Dansby

Nancy J. Gritter

State of Tennessee
County of Davidson

On this 5th day of June, 1998, before me the undersigned authority, personally appeared **Curtis A. Dansby** and **Nancy J. Gritter**, 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: $ 214000.00

Affiant

Sworn and subscribed before me on the 5th day of June, 1998.

Notary Public

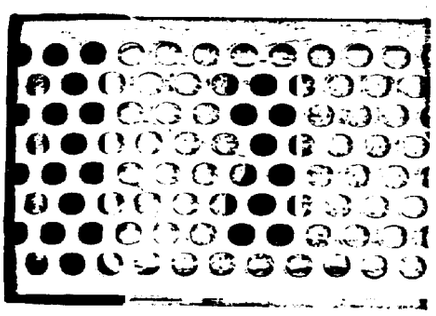
My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

044751G
IDENTIF. & REFERENCE

98 JUN -8 PM 12:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7526 06/08 01:01 03CHECK 800.80

Widoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BK 10967 PG 77

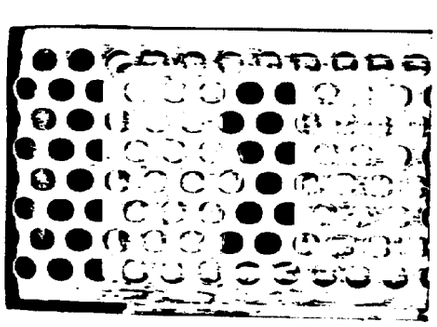
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 214000.00
CON TX 791.80
PRFEE 1.00
WDEED 8.00
TOTAL 800.80
CHECK 800.80

06/08/98 01 13:02 0001 7526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044751.6
IDENTIF. ← REFERENCE

98 JUN -8 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303420