BOOK 11120 PAGE 119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 1998

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin P. Quinn	First Bank & Trust	74-8-22
(NAME)	(NAME)	
7010 Bonnamere Drive	P.O. Box 355	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet, TN 37122	
(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, **LEONARD CARL DUNN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN P. QUINN AND WIFE, FAITH E. QUINN**, 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:

LAND in Davidson County, Tennessee, BEING Lot No. 811 on the Plan of Hermitage Hill, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Carl Dunn and wife, Helen S. Dunn by deed from Bill J. O'Connor, an unmarried man of record in Book 3825, Page 102, Register's Office for Davidson County, TN.

Susan Dunn Fuller executes this Warranty Deed for and on behalf of Leonard Carl Dunn, pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7010 Bonnamere Drive, Hermitage, TN 37076

(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 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 my/our hand(s) this 16th day of September, 1998.

Leonard Carl Dunn by Susan Dunn Fuller atty in fact

Leonard Carl Dunn

0490169 IDENTIF. ↑ REFERENCE

98 SEP 21 PM 1:52 BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hermitage, Tennessee this 16th day of September, 1998

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Susan Dunn Fuller, known to me or satisfactorily proven, to be the person who executed the foregoing instrument in behalf of Leonard Carl Dunn, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Leonard Carl Dunn. WITNESS my hand and Notarial Seal this 16th day of September, 1998.

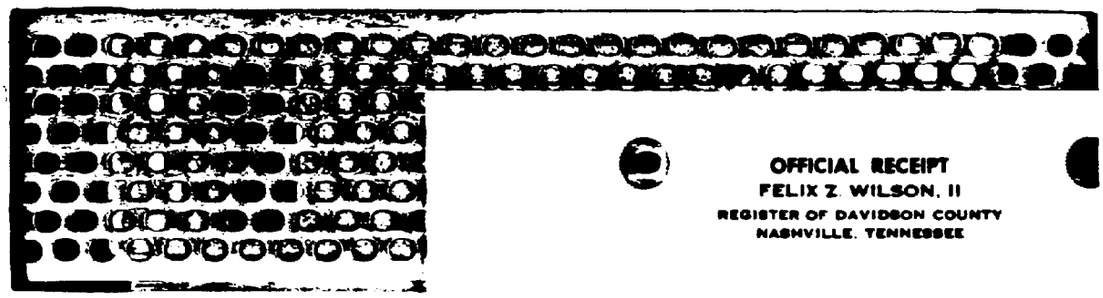
DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires NOV. 25, 2000

3266 09/21 0101 03CHECK 325.5



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

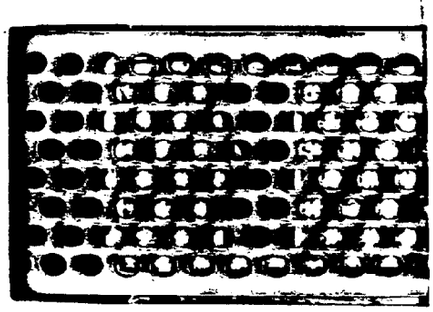
RECEIVED OF _____

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 325.50
				CHECK 325.50
			09/21/98 01	13:52 0001 3266



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490169
IDENTIF. # REFERENCE

98 SEP 21 PM 1:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 134862