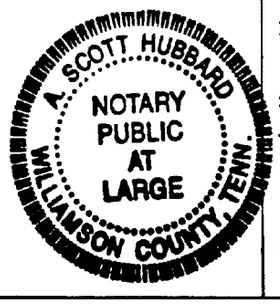
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Christopher D. Minar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Minar (NAME)	SouthTrust Mortgage Corporation (NAME)	Map 62-2-0-A
2717 Riverbend Drive (ADDRESS)	5409 Maryland Way, Suite 100 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Richard A. Dunn and wife, Sara R. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher D. Minar and ~~wife~~, Edwina D. Minar, Husband and wife

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. 73-A, on the Plan of River Trace Estates, Phase I, Section I, of record in Plat Book 6250, pages 996 and 997, Register's Office for Davdison County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard H. Dunn and wife, Sara R. Dunn by deed from Braewood Development Corp., a Texas corporation, of record in Book 7832, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions in Book 6851, page 370, amended in Book 6982, page 747; By-Laws in Book 6851, page 390; Easements in Book 1163, page 341, Book 2022, page 83, Book 3959, page 595, Book 6583, page 698, Book 7030, page 798, Book 7296, page 484, Book 7097, page 135, Book 7097,page 144, Book 7097, page 140, and Book 7097, page 149; Grant and Indemnity Agreement Concerning Open Space/Amenities Area in Book 7030, page 798; Grant and Indemnity Agreement for improvements on Tennessee Valley Authority Easement in Book 6583, page 698; Open Space for River Trace Estates, Phase I, Sections I,II, and III in Book 7907, page 168; Subject to all matters shown on the Plan of record in Book 6250, pages 996 and 997, and in Book 6250, page 995, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2717 Riverbend Drive, Nashville, TN 37214
(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 24th day of September 19 98

Richard H. Dunn

Sara R. Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Dunn and wife, Sara R. Dunn

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 Brentwood, Tennessee, this 1st day of September, 1998.

Commission expires 3/21/2001

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

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

0497029
IDENTIF. # REFERENCE

98 OCT -6 PM 3:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0509 10/06 0101 03CHECK 406.53

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11145 PAGE 965

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
106900.00
CON TX 395.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 406.53
CHECK 406.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/06/98 01 15:05:01 0509

0497029
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 3:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355769