WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Gwendolyn C Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 1999

Notary Public

My Commission Expires: 12-23-2000
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Gwendolyn C. Dunn, unmarried 1107 North 8th Street Nashville, TN 37214	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, PA 15201	82-4-70

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **JOHN RICHARD CONDITT, UNMARRIED,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **GWENDOLYN C. DUNN, UNMARRIED**, hereinafter called Grantee, 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. 308 and the southerly 21 feet of Lot No. 309 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, described as follows:

Said lot and part of lot front together 52 feet on the easterly side of North Eight Street and extend back between parallel lines 165 feet to an alley in the rear measuring 52 feet thereon.

Being the same property conveyed to John Richard Conditt, by warranty deed from Virgil Ray, of record in Book 11174, Page 264, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters appearing on the Plan of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1107 North 8th Street, Nashville, TN 37214.

99 AUG 27 PM 1:1

0629

RECEIVED FOR REFERENCE

99

0101 08/27/99 0101 08HECK 314.40

N51615

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 person 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 HAND, 20th day of August, 1999.

John Richard Conditt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, John Richard Conditt, within named bargainors, 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, in Franklin, Tennessee, the 20th day of August, 1999.

Notary Public

My commission expires:_____

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11638 PAGE 156

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06294466

REFERENCE

99 AUG 27 PM 1:16

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
MRTG	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

08/27/99 01 13:16 0001 1647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509719