Prepared by and Return to:
Title Enterprise Service Co., LLC.
214 Centerview Dr., Ste. 225
Brentwood, TN 37027
(615) 370-4724

BOOK 11765 PAGE 258

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Leslie W. Howard, Jr. and wife, Mary E. Howard (now deceased)** (herinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey unto **Russell A. Dunn, a single man** (herinafter referred to as "Grantee") her heirs and assigns, forever, that certain property located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of November, 1999.

Leslie W. Howard, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Leslie W. Howard Jr. and wife, Mary E. Howard (now deceased)** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

MAIL ENV.
REFERENCE
06622996
99 DEC -2 AM 9:31
PAID
DAVIDSON COUNTY, TN.
12/02/99 0101 03CHECK 414.60

Witness my hand and official seal this 29 day of November, 1999.

Ginny L Katricka
Notary Public

My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF Williamson

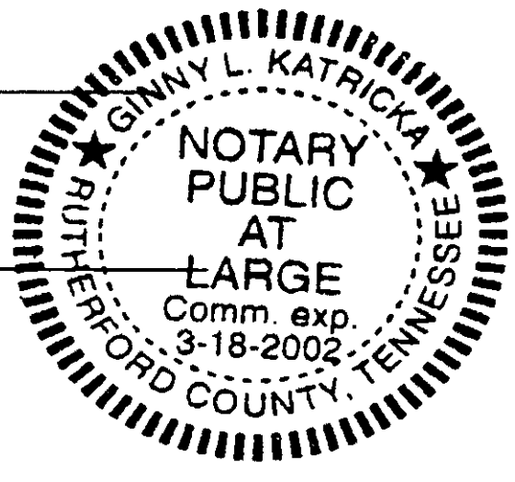
The actual consideration or value, whichever is greater, for this transfer is $108,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer Peters
Affiant

Subscribed and sworn to before me this 29 day of November 1999.

Ginny L Katricka
Notary Public

My Commission Expires: _____



MAP AND PARCEL NUMBER:150/01/259.00

ADDRESS OF NEW OWNER:
Russell A. Dunn
2833 Desplane Dr.
Nashville, TN 37217

SEND TAX BILLS TO:
SAME

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 754, on the Plan of Edge-O-Lake Estates, section 17, as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee to which plat is hereby referenced for a more complete description.

Being the same property conveyed to Leslie W. Howard, Jr. and wife, Mary E. Howard (now deceased) from John J. Finnessey and wife, Carla D. Finnessey by Warranty Deed dated July 2, 1979 and recorded July 5, 1979 in Book 5460, page 250, Register's Office for Davidson County, Tennessee. The said Mary E. Howard was deceased as of May 12, 1999.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 11765 Page 260-A

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

0662996

CROSS REFERENCE

99 DEC -2 AM 9:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	414.60
CHECK	414.60

12/02/99 01 09:32 0001 7323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544922