**BOX 44**

LT

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Instr:200002030011277 Page: 1 OF 3
REC'D FOR REC 02/03/2000 10:32:39AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $721.50

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

**Affiant**

Subscribed and sworn to before me this 28th day of January, 2000.

Notary Public

My Commission Expires: 3/23/2002

Address New Owner As Follows:
The American Cancer Society
Mid-South Division, Inc.
504 Brookwood Blvd.
Birmingham, AL 35209-5802

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 92-11-072
03W 00400

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 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, **LEONARD D. DUNN, HAROLD T. DUNN AND GEORGE W. DUNN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THE AMERICAN CANCER SOCIETY MID-SOUTH DIVISION, INC.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Burlington Heights Subdivision of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 5 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines, along the easterly margin of 21st Avenue North, 150 feet to an alley.

**INCLUDED** in the above described, but **EXCLUDED** therefrom is that portion of Lot No. 5 conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Katie Mae Coleman Dunn, a widow, of record in Book 4529, page 274, Register's Office for Davidson County, Tennessee, as follows:

An angular shaped tract of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 5 on the Map of Burlington Heights, as of record in Book 332, page 13, Register's Office for Davidson County, Tennessee, as follows:

Said part of said Lot No. 5 fronts 15 feet on both present margins of 21st Avenue, North and Charlotte Avenue, which are connected by a curve that has a 15 foot radius on which it measures 23.6 feet thereon and containing 46.4 square feet.

Subject property is not the usual place of residence of the Grantors or their spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Temporary Construction Slope Eaement contained in an instrument of record in Book 4529, page 275, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 332, page 13, Register's Office for said County.

This is improved property known as 2016 Charlotte Avenue, Nashville, TN 37203.

**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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 28th day of January, 2000.

Leonard D. Dunn

Harold T. Dunn

George W. Dunn

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEONARD D.DUNN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD T. DUNN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE W. DUNN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003