Instr:200006120058342 Page: 1 OF 2
REC'D FOR REC 06/12/2000 10:42:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $329.30

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: 3/[illegible]/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen F. Dunn (NAME) | (NAME) | MAP 91-06 |
| 7212 River Junction Dr (ADDRESS) | Same (ADDRESS) | PARCEL 318 |
| Nashville TN 37221 (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, Jewel Clark Crandall and Jane Clark Williams Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen F. Dunn and Gauis Hill, as Tenants In Common

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 Lots No. 1318, 1320, 1322 and 1324 of Block No. 182, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots No. 1318, 1320 and 1322 front 25 feet each on the southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

Said Lot No. 1324 fronts 35 feet on the southerly side of Kentucky Avenue and runs back between parallel lines, with the easterly margin of 55th Avenue North, formerly 14th street, 150 feet to an alley.

Being the same property conveyed to Elmer C. Allen and wife, Ethel C. Allen by deed from Ethel C. Allen and Frances Q. Kirk of record in Book 4203, page 541, said Register's Office. Elmer C. Allen died leaving Ethel C. Allen as his surviving spouse. Ethel C. Allen has since died. Jewel Clark Crandall and Jane Clark Williams are the devisees under the Will of Ethel Clark Allen of record in Will Book 232, page 782, Probate Court Clerk's Office for Davidson County, Tennessee. Ethel C. Allen was one and the same person as Ethel Clark Allen. Jane Clark Williams is now known as Jane Clark Robinson.

This conveyance is subject to (a) 2000 real property taxes which have been

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5411 Kentucky Avenue, Nashville, Tennessee 37209
(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 25th day of May, 2000

Jewel Clark Crandall
Jewel Clark Crandall

Jane Clark Williams Robinson
Jane Clark Williams Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewel Clark Crandall and Jane Clark Williams Robinson

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 Nashville, Tennessee, this 25th day of May, 2000.

Commission expires Exp. 03/24/2001

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 _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, pages 74 and 75, said Register's Office.