404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Dunn	SunTrust Bank	MAP 096-11-0
(NAME)	(NAME)	
897 Village Hills	P.O. Box 305110	PARCEL 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37230-5110	
(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, Phillip Eugene Dunn, Russell Allen Dunn, Robert Douglas Dunn and David Michael Dunn, Heirs at Law of Claretta Cole Dunn a/k/a Claretta June Dunn.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Dunn, unmarried

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 10/03/00 15:58 3pgs
Fees:15.00 Taxes:314.13
20001003-0098091

unimproved ( )
This is improved (X) property, known as 618 Philwood 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 my hand this 2nd day of October, 2000

Russell Allen Dunn

David Michael Dunn

Phillip Eugene Dunn

Robert Douglas Dunn

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 Phillip Eugene Dunn, Russell Allen Dunn, Robert Douglas Dunn and David Michael Dunn, Heirs at Law of Claretta Cole Dunn a/k/a Claretta June Dunn, the bargainor A, 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 2nd day of October, 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 802 on the Plan of Cloverhill Section 10, as of record in Book 2331, page 57, Register's Office for said County and a tract of land marked "Reserved" in Section 8, Cloverhill Subdivision as of record in Book 2331, pages 10 and 11, said Register's Office and adjoining the northerly boundary of said Lot No. 802 described together as follows:

Said Lot No. 802 and said "Reserved" tract adjoin and front together 205.8 feet on the westerly side of Philwood Drive, and extend back 228.6 feet on the northerly line and 183.0 feet on the southerly line, to a line in the rear on which they measure 264.6 feet.

Included in the above description, but expressly excluded therefrom, is that part of said lot No. 802 described according to a survey by Don Shankling Engineering as follows:

Beginning at a point on the westerly margin of Philwood Drive, said point being the northeasterly corner of lot 803; thence in a westerly direction south 84 deg. 55' west 183 feet to a point; thence in a northerly direction 20 feet to a point, being the southwesterly corner of lot 802; thence along the southerly margin of lot 802 south 88 deg. 49' east 183.32 feet to the point of beginning, and containing .041 acres, more or less.

Being the same property conveyed to Claretta Cole Dunn by deed from Carroll Lynn Ward and wife, Betty Elmore Ward, of record in Book 4633, page 920, said Register's Office. The said Claretta Cole Dunn died November 13, 1999., leaving Phillip Eugene Dunn, Russell Allen Dunn, Robert Douglas Dunn and David Michael ** This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Claretta Cole Dunn and Claretta June Dunn are one and the same person.

**Dunn as her sole heirs at law.