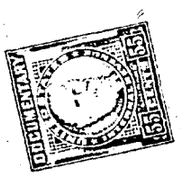
WARRANTY DEED

BOOK 3970 PAGE 948

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace E. Tunks (NAME:)	Wallace E. Tunks (NAME:)	5D-2011
347 Willard Drive (STREET ADDRESS OR ROUTE NUMBER)	347 Willard Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and no/100---------- *DOLLARS*

cash in hand paid by Wallace E. Tunks and wife, Mary Helen M. Tunks, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay by the said Wallace E. Tunks and wife, Mary Helen M. Tunks, the mortgage balance owing on the property herein conveyed in the principal amount of $11,930.00 as evidenced by Deed of Trust of record in Book 3171, page 629 and assigned by instrument of record in Book 3173, page 59, R.O.D.C., Tennessee,



We, Billy C. Nokes and wife, Sue A. Nokes, *have bargained and sold, and by these presents do transfer and convey unto the said* Wallace E. Tunks and wife, Mary Helen M. Tunks *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. 163 on the Plan of Haywood Acres, Section III, as of record in Book 2900, page 81, Register's Office for said County. Said Lot No. 163 fronts 125 feet on the west side of Willard Drive and extends back 416.6 feet on the north line and 417.1 feet on the south line to a dead line in the rear on which it measures 70 feet.

Being the same real property conveyed to Billy C. Nokes and wife, Sue A. Nokes by deed from Randall Phillips Builders, Inc., of record in Book 3161, page 371, said Register's Office.

The aforedescribed property is subject to restrictive covenants contained in instrument of record in Book 3035, page 505 and easement for public utility purposes, setback line and conditions of Owner's Certificate as shown on Plan of record in Book 2900, page 81, R.O.D.C., Tennessee.

Grantors hereby transfer to Grantees all of their rights and interests in and to the escrow deposit fund in the hands of Murphree Mortgage Company and to the hazard insurance policy and no proration shall be made of property taxes nor insurance premiums, nor of mortgage interest; however, Grantees shall pay to Grantors an additional sum of $51.50 representing one-half of the December mortgage payment but are not required to pay any additional sum for acquiring the escrow deposit funds.

This is unimproved ( ) improved (X) property, known as 347 Willard Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wallace E. Tunks and wife, Mary Helen M. Tunks, their *heirs and assigns, forever.*

And we *do covenant with the said* Wallace E. Tunks and wife, Mary Helen M. Tunks *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,* except as aforesaid and for 1965 taxes which are ~~to be prorated as of date of deed and~~ assumed by Grantees, said taxes to be paid out of the tax escrow fund in the hands of Murphree Mortgage Company.

And we, Billy C. Nokes and wife, Sue A. Nokes, *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Wallace E. Tunks and wife, Mary Helen M. Tunks, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* December, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy C. Nokes

Sue A. Nokes

Sue A. Nokes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Ross Cheshire, Jr., a Notary Public in and for said County and State, the within named Sue A. Nokes

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of December, 1965

J. Ross Cheshire, Jr. Notary Public.

Commission Expires 2-4-69

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, Marion E. Miller, a Notary Public in and for said County and State, the within named Billy C. Nokes

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cape Canaveral, Florida, this day of December 10TH, 19 65

Marion E. Miller Notary Public.

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES MAY 4, 1969
BONDED THROUGH FRED W. DIESTELHORST

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 3970 PAGE 951

WARRANTY DEED

FROM

Billy C. Nokes, et ux

TO

Wallace E. Tunks, et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

1113 0

DEC 21 1 12 PM '65

NOTED BOOK 1113 PAGE 213
RECORDING FEE $ 3.25
DEP. REG. ____

225

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

The instrument was prepared
J. Ross Cheshire, Jr., Atty.
1228 Belvedere Dr

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 21 1965

DEC 21 1965

STATE TAX $ 1.20
PROBATE $
TOTAL $ 1.20