WARRANTY DEED

BOOK 4137 PAGE 881

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Leonard Lundell (NAME:)	Same (NAME:)	7D-37964
1930 Shamrock Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 158-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR. 25

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

cash in hand paid by Raymond Leonard Lundell and wife, Juanita Bryan Lundell, the receipt of which is hereby acknowledged, and the assumption by the Grantees of the balance of a note dated March 25, 1966, in the principal sum of Twenty-Three Thousand Two Hundred ($23,200.00) Dollars, payable to First and Mid-South Mortgage Company, and secured by a deed of trust from Harold A. McGuffin and wife, Bonnie M. McGuffin, to Franklin G. Clark, Trustee, of record in Book 4008, page 136, Register's Office for Davidson County, Tennessee,

We, Harold A. McGuffin and wife, Bonnie M. McGuffin,

have bargained and sold, and by these presents do transfer and convey unto the said Raymond Leonard Lundell and wife, Juanita Bryan Lundell, 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 and Williamson Counties, Tennessee, being Lot No. 21 on the Plan of Wildwood Valley Estates, Section 1, as of record in Book 3700, pages 40 and 41, Register's Office for Davidson County, and of record in Plat Book 2, page 109, Register's Office for Williamson County, Tennessee.

Said Lot No. 21 fronts 162 feet on the northerly side of Shamrock Drive and extends back 282 feet on the easterly line and 280.8 feet on the westerly line, to a dead line in the rear, which is a broken line on which it measures 140.2 feet.

Being the same real property conveyed to Harold A. McGuffin and wife, Bonnie McGuffin, by deed from Hillsboro-Harpeth Corporation, of record in Book 3970, page 290, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easements and setback line and conditions shown on plan of record in Book 3700, page 41, R.O.D.C. Tenn., and Plat Book 2, page 109, Register's Office Williamson County, Tennessee; and,
Restrictive covenants contained in instrument recorded in Book 3952, page 553, Register's Office for Davidson County, Tennessee, and recorded in Deed Book 137, page 96, Register's Office for Williamson County, Tennessee.

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Building
Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 1930 Shamrock Drive (House Number) (Street) Nashville, Tenn. 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 Raymond Leonard Lundell and wife, Juanita Bryan Lundell, their *heirs and assigns, forever.*

And we *do covenant with the said* Raymond Leonard Lundell and wife, Juanita Bryan Lundell *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 taxes for 1967, which have been prorated and assumed by Grantees.

And we, Harold A. McGuffin and wife, Bonnie M. McGuffin *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Raymond Leonard Lundell and wife, Juanita Bryan Lundell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* June, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold A. McGuffin

Bonnie M. McGuffin

This conveyance is hereby approved pursuant to the recorded restrictions, this 29 day of May 1967.

HILLSBORO-HARPETH CORP.

M. P. Estes, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Harold A. McGuffin and wife, Bonnie M. McGuffin

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 19 67

[illegible], Notary Public.

Commission Expires July 22 1967

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

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

....., Notary Public.

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.....

Entex Surety Co.

WARRANTY DEED

FROM

Harold A. McGuffin, Et Ux

TO

Raymond Leonard Lundell, Et Ux

74222

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 5 1 35 PM '67

NOTED: BOOK 116 PAGE 531
RECORDING FEE $ 2.00
DEP. REG. C



Mid State Surety Co.
2407 Hillsboro Circle

STATE TAX $ 52.25
PROBATE .50
TOTAL $ 52.75

PAID JUN 5 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.