WARRANTY DEED BOOK 4261 PAGE 661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theron Hunter and wife, Loraine Hunter,	Kimbrough-Kavanaugh & Associates (NAME)	Map 120-9
520 McDonald Drive, (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway, (STREET ADDRESS)	Par 13
Nashville, Tenn., 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee, 37219 (CITY) (ZONE) (STATE)	2 PA mp

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS* cash in hand paid by Theron Hunter and wife, Loraine Hunter, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by the grantees of the sum of Fourteen Thousand Two Hundred Eighty-Three and 87/100 ($14,283.87) Dollars, which is the balance due on a promisscry note secured by a deed of trust of record in Book 3212, page 589, Register's Office for Davidson County, Tennessee, we, Clyde Hamner and wife, Margaret F. Hamner, *have bargained and sold, and by these presents do transfer and convey unto the said* Theron Hunter and wife, Loraine Hunter, 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. 409 on the Plan of Glengary Park, Section 4, of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee.

BEGINNING with a point in the easterly margin of McDonald Court at the common corners of Lots 408 and 409; thence with the line between said two lots, 208.5 feet in an easterly direction to a point at the common corners of Lots 408, 409 and 410; thence with the line between said lots 409 and 410, 212.8 feet in a northwesterly direction to a point in the southeasterly margin of McDonald Drive; thence along said margin 80.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 38.0 feet in a southwesterly direction to a point in the easterly margin of McDonald Court; thence along said margin, 94.2 feet in a southwesterly direction to the point of beginning.

BEING the same property conveyed to Clyde Hamner and wife, Margaret F. Hamner, by deed from Hudson & Driver Construction Co., Inc., of record in Book 3220, page 191, said Register's Office.

This is improved (X) property, known as 520 McDonald Drive, (House Number) (Street) Nashville, (P. O. Address:) Tenn., 37217 (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 Theron Hunter and wife, Loraine Hunter, their *heirs and assigns, forever.*

And we *do covenant with the said* Theron Hunter and wife, Loraine Hunter, *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 taxes for the current year, the aforementioned deed of trust, restrictive covenants and easements of record in Book 1788, page 349; Book 2796, page 604; Book 3031, page 42, and all matters shown on the plan in Book 2900, page 72, RODC, Tenn.

And we, Clyde Hamner and wife, Margaret F. Hamner, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Theron Hunter and wife, Loraine Hunter, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *day of* August, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20603.32

Theron Hunter
Affiant

Subscribed and sworn to before me, this the 20th day of August, 1968

Mary L. Brackman
Notary Public

My Commission Expires: July 31, 1972
(Affix Seal)

Clyde Hamner
Clyde Hamner

Margaret F. Hamner
Margaret F. Hamner

Theron Hunter
Theron Hunter

Loraine Hunter
Loraine Hunter

This instrument was prepared by Ernest C. Matthews, III, Attorney, Suite 1133 Stahlman Building, Nashville, Tennessee, 37201.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Brackman, *a Notary Public in and for said County and State,* Clyde Hamner and wife, Margaret F. Hamner, and Theron Hunter and wife, Loraine Hunter,

the within named bargainors, 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 20 *day of* August, *19* 68.

Mary L. Brackman *Notary Public*

Commission expires July 31, 1972.

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 .....

AUG 20 68 CONV 20,609.32
AUG 20 68 S'TAX A* 53.56
AUG 20 68 PR'FEE A* .50
AUG 20 68 M'DEED A* 3.00 * 57.06

WARRANTY DEED

FROM

Clyde Hamner, et ux

TO

Theron Hunter, et ux

A 09894

IDENTIF. REFERENCE

AUG 20 11 16 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Ernest C. Matthews, III, Atty.,
Suite 1133 Stahlman Building,
Nashville, Tennessee, 37201.