FILE: Dobson & Johnson, Inc.

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4398 PAGE 269

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther O. Tunstall (NAME:)	same (NAME:)	Map 95-11
4901 ROSELAWN CIRCLE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 179
NASHVILLE, TENN. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

M-9

For and in Consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Luther O. Tunstall and wife, Mary P. Tunstall, and other good and valuable considerations, the receipt of which is hereby acknowledged.

FEB 17 70	CONV	24,500.00			
FEB 17 70	S'TAX		B*	63.70	
FEB 17 70	PR'FEE		B*	.50	
FEB 17 70	W'DEED		B*	4.50	* 68.70

We, Herbert L. Dillon, Jr. and Robert L. Easton,

have bargained and sold, and by these presents do transfer and convey unto the said Luther O. Tunstall and wife, Mary P. Tunstall, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in the Third Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being a triangular shaped tract of land, bounded on the easterly side of McGavock Pike, on the northerly side by the A. G. Merritt lands and on the westerly side by lots 23, 24 and 25, on the Plan of Merry Oaks, Section II, as of record in book 2133, page 8, Register's Office for said County, and containing .9 acres, more or less.

TRACT NO. 2: Being lots Nos. 23 and 24, on the Plan of Merry Oaks Subdivision, Section II, as of record in book 2133, page 8, Register's Office for said County.
Beginning on the easterly margin of Merry Oaks Drive at the corner of lots Nos. 24 and 25; thence with the line between said two lots, easterly 161.3 feet; thence south 5° 10' west 177 feet; thence south 23° 47' west 20.7 feet; thence south 10° 17' west 38.5 feet; thence south 17° 47' west 86 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southwesterly 36.1 feet to the beginning of another curve; thence around said curve having a radius of 45 feet, northwesterly 39.2 feet to the easterly margin of Merry Oaks Drive; thence with the same, northerly 246.1 feet to the beginning.

Being the same property conveyed to Herbert L. Dillon, Jr. and Robert L. Easton, by deed from R. L. Freeman, Trustee, of record in book 4332, page 572, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Affiant

Subscribed and sworn to before me, this the 16 day of Feb., 1970

Notary Public

My commission expires: 8-9-72

(Affix Seal)

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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 Luther O. Tunstall and wife, Mary P. Tunstall, their *heirs and assigns, forever.*

And we *do covenant with the said* Luther O. Tunstall and wife, Mary P. Tunstall *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.*

And we, Herbert L. Dillon, Jr. and Robert L. Easton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Luther O. Tunstall and wife, Mary P. Tunstall, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12th *day of* February, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Herbert L. Dillon, Jr.
Herbert L. Dillon, Jr.

X Robert L. Easton
Robert L. Easton

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Herbert L. Dillon, Jr. and Robert L. Easton

*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 ....., *Tennessee, this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, LINDA L. KARR, *a Notary Public in and for said County and State, the within named* Herbert L. Dillon, Jr. and Robert L. Easton

*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 Houston, Texas, *this* 12th *day of* February, *19* 70.

Linda L. Karr, *Notary Public.*

LINDA L. KARR
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1970

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,* ....., *being authorized so to do, executed the foregoing instrument for the purposes 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 .....

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
FEB 17 12 28 PM '70
IDENTIFICATION REFERENCE
A 6 8 8 1 2