BOOK 4418 PAGE 592

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Leon B. Batson and wife,

Helen S. Batson

TO

David R. Bunce and wife,
Reba J. Bunce

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Bunce (NAME)	Kimbrough Kavanaugh & Associates (NAME)	Map 73-9
1818 Guest Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par. 101
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

IDENTIF T REFERENCE
MAY 19 2 05 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 18,566.04 David R. Bunce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF May 19 70

J. Conley
Notary Public

MY COMMISSION EXPIRES: April
(AFFIX SEAL)

A77995

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Dewey C. Carr and wife, Beatrice M. Carr to Miller Kimbrough, Trustee, of record in Book 3941, page 206, Registers Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Leon B. Batson and wife, Helen S. Batson

have bargained and sold, and by these presents do transfer and convey unto the said

David R. Bunce and wife, Reba J. Bunce

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. 394 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 394 fronts 117.14 feet on the southerly side of Guest Drive and extends back 136.89 feet on the easterly side and 111.98 feet on the westerly line to a line in the rear, measuring 66.77 feet thereon.

Being the same property conveyed to Leon B. Batson and wife, Helen S. Batson, by deed from Dewey C. Carr and wife, Beatrice M. Carr, of record in Book 3995, page 359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3131, page 464, said Register's Office, and the Plan of record in Book 2900,page 116, which shows an owner's certificate, a 30 foot minimum building setback line from Guest Drive, and a 10 foot easement for public utility purposes along the westerly and rear lines of said lot.

BOOK 4418 PAGE 593

WD-2

This is { unimproved / improved (x) } property, known as 1818 Guest Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David R. Bunce and wife, Reba J. Bunce their heirs and assigns, forever.

And we do covenant with the said David R. Bunce and wife, Reba J. Bunce 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 set out herein and taxes for 1970, which have been assumed by the said grantees.

And We, Leon B. Batson and wife, Helen S. Batson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David R. Bunce and wife, Reba J. Bunce their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 18th day of May, 1970

Leon B. Batson

Helen S. Batson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Leon B. Batson and wife, Helen S. Batson

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 18th day of May, 1970

Jo Ann Smith, Notary Public.

Commission expires April 26, 1971

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....

MAY 19 70 CONV 18,566.04
MAY 19 70 S'TAX A* 48.36
MAY 19 70 PHFEE A* .50
MAY 19 70 WDEED A* 3.00 * 51.86

Commission expires ..... Notary Public.