This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

Tenn Title Co. G-219492

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Elmer C. Freund et ux	The Lomas & Nettleton Co.	4D - 34494
(NAME) 387 Bonnavale Drive	(NAME) 3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage Tenn 37076	(STREET ADDRESS) Virginia Beach, Va. 23451	BOOK 4489 PAGE 227
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 -------- ($10.00) ---------- *Dollars,*

cash in hand paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $15,300.00, to United Mortgagee Servicing Corp., secured by deed of trust to James A. Green, Trustee, of record in Book 3990, page 448, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Allen Gentry Paul and wife, Virginia N. Paul,

have this day bargained and sold, and do hereby transfer and convey unto the said

Elmer C. Freund and wife, Johnna C. Freund,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 883 on the Plan of Hermitage Hills Subdivision, Section VIII, as of record in Book 3600, page 24, Register's Office for said County.

Said Lot No. 883 fronts 90 feet on the southerly margin of Bonnavale Drive and runs back between lines measuring 160 feet on the westerly line and 128.8 feet on the easterly line to a dead line in the rear measuring 75.76 feet thereon.

Being the same property conveyed to Allen Gentry Paul and wife, Virginia N. Paul, by deed from F. E. Stratton, Jr. and wife, as of record in Book 3990, page 447, said Register's Office.

This conveyance is made subject to restrictions in Book 3643, page 242; and the recorded plan shows an Owner's Certificate, a 40-foot set-back line from Bonnavale Drive, a 10-foot easement for utilities across the rear.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 22nd day of March 19 71

Affiant Elmer C. Freund

My commission expires My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public Billy J. Tisdale

This is unimproved ( ) improved (X) property, known as 387 Bonnavale Drive, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Elmer C. Freund and wife, Johnna C. Freund,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Elmer C. Freund and wife, Johnna C. Freund, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 22nd *day of* March, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Allen Gentry Paul

Allen Gentry Paul

Virginia N. Paul

Virginia N. Paul

BOOK 4489 PAGE 228

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Allen Gentry Paul and wife, Virginia N. Paul,

*the within named 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 22nd *day of* March, *19*71

Billy D. Tisdale
Notary Public

My Commission Expires Oct. 31, 1971
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 .....

MAR29'71 CONV 21,500.00
MAR29'71 S'TAX A* 55.90
MAR29'71 PR'FEE A* .50
MAR29'71 W'DEED A* 3.00 * 59.40

WARRANTY DEED

FROM

ALLEN GENTRY PAUL, et ux

TO

ELMER C. FREUND, et ux

B 0 9 0 6 6

IDENTIF. REFERENCE

MAR 29 10 26 AM '71

FELIX A. WILSON JR. 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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tenn. 37204