This instrument prepared by: Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4490 PAGE 359

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DR. ARNULFO A. AGBUNAG, ET UX (NAME)	SAME (NAME)	Map 78
~~2009 PATTERSON STREET~~ Rothwood's Apts, House Ave. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. 37
~~NASHVILLE~~, MAG. SON, TENNESSEE (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming the unpaid indebtedness as described and recorded in Book 4340, page 538, Register's Office for Davidson County, Tennessee, which the grantees promise to pay and agree to hold the grantors harmless from the same.

THOMAS H. ALLEN AND WIFE, MARY SUE ALLEN

have this day bargained and sold, and do hereby transfer and convey unto the said DR. ARNULFO A AGBUNAG AND WIFE, MERLE P. AGBUNAG, their

(successors), heirs and assigns,

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

Land in the 13th Civil District of said County and State, being Tract No. 7 as shown on survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, and described as follows:

Beginning on the northwesterly margin of Tidwell Hollow Road at the northeast corner of the property conveyed to James R. Shrum and wife by deed of record in Book 4256, page 205, Register's Office for said County; thence north 40 degrees 31' West 1386.30 feet; thence North 56 degrees 50' 30" east 20.16 feet; thence North 41 degrees 31' east 181.75 feet; thence South 40 degrees 31' East 1404.50 feet to the northwesterly margin of Tidwell Hollow Road; thence with said Road South 49 degrees 29' west 200 feet to the beginning, containing 6.41 acres, more or less.

Being the same property conveyed to the undersigned per deed of record in Book 4340, page 538, R.O.D.C.T..

Conveyance is subject to restrictive covenants of record in Book 4239, page 327, said Re gister's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 31st day of March, 1971.

My commission expires: 2/3/71 (Affix Seal)

Affiant

Notary Public

This is unimproved (X) improved ( ) property, known as Tract 7, Tidwell Hollow Road, Nashville, Tennessee (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 grantees, 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.*

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

Witness our hands *this* 31st *day of* March, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas H Allen

Mary Sue Allen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* THOMAS H. ALLEN AND WIFE, MARY SUE ALLEN

*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* 31st *day of* March, *19*71.

Thomas E Allen
Notary Public

Commission expires 2/3/74

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 .....

WARRANTY DEED

FROM

THOMAS H. ALLEN, ET UX

TO

DR. ARNULFO A. AGBUNAG, ET UX

B 09564

IDENTIF. REFERENCE

APR 1 2 09 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to Stewart, Estes & Galloway
1720 West End Building
Nashville, Tennessee 37203

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

APR-1[illegible]	CONV	*7,000.00			
APR-1[illegible]	S TAX		A*	18.20	
APR-1[illegible]	PR FEE		A*	.50	
APR-1[illegible]	W DEED		A*	3.00	* 21.70