BOOK 1495 PAGE 532 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,850.00

Willard Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 1971.

Mrs Ward Akin
Notary Public

MY COMMISSION EXPIRES: 12-7-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnulfo A. Agbunag and wife (NAME)	New Owners (NAME)	64-3
Merle P. Agbunag		
600 Rothwood Avenue Apt (STREET ADDRESS OR ROUTE NUMBER)	H-4 (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Willard Powers and wife, Ruby Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arnulfo A. Agbunag and wife, Merle P. Agbunag

HEREINAFTER CALLED THE GRANTEES, 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. 151 on the Plan of Brandywine Farms, Section VII, as of record in Book 4300, page 65, R.O.D.C., Tennessee.

Said Lot No. 151 fronts 125.0 feet on the easterly margin of Kennett Road and extends back 341.4 feet on the northerly line and 345.0 feet on the southerly line to a broken line in the rear measuring 159.7 feet thereon.

Being the same property conveyed to Willard Powers and wife, Ruby Powers by deed from J. R. Coarsey, Trustee, of record in Book 4465, page 982, Register's Office for Davidson County, Tennessee.

This is unimproved (X) / improved ( ) property, known as Kennett Road, Old Hickory, Tennessee, 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of April, 1971

Willard Powers — Ruby Powers

WILLARD POWERS — RUBY POWERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named Willard Powers and wife, Ruby Powers

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 Madison, Tennessee, this 20th day of April 1971

Commission expires 2-7-73

Mrs Alfred R Akin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail to: J.R. Coarsey Realty Co.
905 Gallatin Road, Madison,
~~Tennessee, 37115~~

WARRANTY DEED

FROM

WILLARD POWERS AND WIFE,

RUBY POWERS

TO

ARNULFO A. AGBUNAG AND WIFE,

MERLE P. AGBUNAG

B 1 1 9 1 1

IDENTIF. REFERENCE

Apr 22 9 46 AM '71

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR22'71	CONV	*7,850.00			
APR22'71	S'TAX		A*	20.28	
APR22'71	PR'FEE		A*	.50	
APR22'71	W'DEED		A*	3.00	* 23.78