WARRANTY DEED

BOOK 4531 PAGE 162

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray W. Bunch (NAME)	Lomas & Nettleton Company (NAME)	Map 80-4
3108 old Hydes Ferry Pk. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 89
Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3624, page 613, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Phillip Saindon (cgh)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Sammy B. Flatt and wife, Evelyn Vida Flatt

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Ray W. Bunch and wife, Shirley Joan Bunch, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Richard Hyde Home Place, as of record in Minute Book "H", pages 118 and 119, County Court for said County, and being known as Lot No. 1 and a small tract adjoining same on the south on the unrecorded map of the A. E. McCormick Subdivision, not of record, described together according to a survey made by Norris H. Hickerson, Surveyor, February 11, 1950, and by Hickerson-Miller, Engineers-Surveyors, September 13, 1955, as follows:

Beginning at a point at an iron pin in the easterly margin of Old Hydes Ferry Pike opposite a spike in the center line of said Pike, being the northwest corner of this property and the southwest corner of the McPherson property; thence with the easterly margin of said Old Hydes Ferry Pike, southwardly 80.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 39.3 feet to the northerly margin of an unnamed street; thence with the same north 58° east 91.6 feet and continuing with same around a curve with a radius of 325 feet, eastwardly 48 feet; thence north 31° west 108.7 feet, more or less, to the southerly line of said McPherson property; thence with same south 58°30' west 169.6 feet to the beginning.

Being the same property conveyed to Sammy B. Flatt and wife, Evelyn Vida Flatt by deed from Jessie Lovell and wife, Lorene Lovell of record in Book 4083, page 386, 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 $ 16,000.00

Subscribed and sworn to before me, this the 19th day of August 19 71.

Ray W. Bunch
Affiant

My commission expires: 5/7/74.

(Affix Seal)

Notary Public

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 Ray W. Bunch and wife, Shirley Joan Bunch their *heirs and assigns, forever.*

And we *do covenant with the said* Ray W. Bunch and wife, Shirley Joan Bunch *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 noted above.

And we, Sammy B. Flatt and wife, Evelyn Vida Flatt *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ray W. Bunch and wife, Shirley Joan Bunch, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 19th *day of* August, *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.*

Sammy B. Flatt

Evelyn Vida Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nellie T. Weimar, a Notary Public in and for said County and State, the within named

Sammy B. Flatt and wife, Evelyn Vida Flatt

the bargainors, 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 19th day of August, 19 71.

Nellie T. Weimar, Notary Public.

Commission Expires 5/7/74

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

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.....

BOOK 4531 PAGE 165

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

SAMMY B. FLATT, ET UX

TO

RAY W. BUNCH, ET UX

B 2 7 8 8 1.

IDENTIF. REFERENCE

Aug 23 9 52 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON

AUG23 CONV 16,000.00

AUG23 S'TAX A* 41.60

AUG23 PR'FEE A* .50

AUG23 W'DEED A* 8.00 * 50.10