BOOK 4917 PAGE 216

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Julien Gunn | First Federal Savings & Loan Assn. | 116-4-176 |
| (NAME) | (NAME) | |
| 608 So. Wilson Blvd. | 4th & Union | 7DA-6165 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten & 00/100 ($10.00)

*Dollars,*

paid in cash, and other good and valuable consideration received from the grantee hereinafter named, including the agreeement of said grantee to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Erich Miller and wife, Marguerite M. Miller, to T. I. Holman, Jr., Trustee, of record in Book 3591, page 635, Register's Office for Davidson County, Tennessee; we,

VAN T. IRWIN, JR. and wife, JO ANN M. IRWIN,

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

JULIEN GUNN,

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 7 of Block "E" on the Map of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said lot fronts 100 feet on the easterly side of Wilson Boulevard or Avenue, formerly Bosley Avenue, and runs back between parallel lines, 221.25 feet to an alley.

Being the same property conveyed to Van T. Irwin, Jr., by deed from Harlan Dodson as Ancillary Administrator, c.t.a. of the Estate of Isabel G. May, deceased, of record in Book 4244, page 761, Register's Office for said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1975.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 30th day of May 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 608 So. Wilson Blvd., Nashville, TN
(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* grantee, his

*(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 as stated above.

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

*Witness* our hands this 30th day of May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Van T. Irwin, Jr.

Jo Ann M. Irwin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Van T. Irwin, Jr. and wife, Jo Ann M. Irwin,

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 30th day of May, 19 75.

Commission expires 4/25/76

Mary Emery
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

MAY30 75 CONV 47,500.00
MAY30 75 S'TAX A* 123.50
MAY30 75 PR'FEE A* .50
MAY30 75 W'DEED A* 4.00 * 128.00

D00470

IDENTIF. REFERENCE

May 30 12 28 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED FOR RECORD ..... 226249

WARRANTY DEED

FROM

VAN T. IRWIN, JR., et ux

TO

JULIAN GUNN

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238