BOOK 5012 PAGE 868

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,600.00

Paula M. Nunis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April 1976

Patricia L. Allen
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty.-107 Parkway Towers-Nashville, Tn., 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Nunis (NAME)	Engel Mortgage Company, Inc. (NAME)	162-94
204 Cedarcreek Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	[illegible]
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama (CITY) (STATE) (ZIP)	5D 26561

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, Sun Building Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Nunis, and wife, Paula M. Nunis

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:

Being Lot No. 106 on the Plan of Cedarwood Estates, Section II, as of record in Plat Book 4860, Page 58 of the Register's Office of said county, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Sun Building Corporation by virtue of a warranty deed from George W. Jones, and wife, Margaret E. Jones, of record in Book 4974, Page 915, register's office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 204 (House Number) Cedarcreek Place (Street) Nashville (P. O. Address) 37013 (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 my hand this 5th day of April, 1976

Sun Building Corporation

By Linda R. Simmons
Linda R. Simmons, Pres.

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Linda R. Simmons ~~and~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the President ~~and~~ _____ respectively of the Sun Building Corporation the within named bargainor, a corporation, and that ~~(she)~~ she as such president ~~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 Linda R. Simmons as such President; ~~and stating the same to be the act and deed of the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of April, 19 76.

My commission expires 5/31/77 Barbara Kulanko
Notary Public

D 43493

WARRANTY DEED

FROM
SUN BUILDING CORPORATION

TO
JAMES E. NUNIS, ET UX

IDENTIF. REFERENCE

APR 6 3 08 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

row21 box 8
Wilkins, Adams & Weems
401 Union Street
Nashville, TN. 37219

APR-6-76	CONV	26,600.	B*	95.16	
APR-6-76	S'TAX		B*	.50	
APR-6-76	PR'FEE		B*	4.00	* 99.66
APR-6-76	W'DEED				