BOOK 5026 PAGE 932

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry M. Sir and wife,	Guaranty Mortgage Company	Map 171-7
Marion R. Sir (NAME)	(NAME)	
5705 Cloverland Place (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 8
Brentwood, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37237 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4730, page 916, Register's Office, Davidson County.

We, Glenn C. Gunsallus and wife, Ann D. Gunsallus

have this day bargained and sold, and do hereby transfer and convey unto the said Harry M. Sir and wife, Marion R. Sir, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 5 on the Plat of Cloverland Acres, Section II of Record in Book 4460, page 114, Register's Office for said County.

Said Lot No. 5 fronts 215 feet on the northwest margin of Cloverland Place, and extends back 259.74 feet on the northeast line and 296.04 feet on the southwest line, to a line on the rear on which it measures 101.25 feet.

Being part of the same property conveyed to Glenn C. Gunsallus and wife, Ann D. Gunsallus, by deed from Bob Potter Company, a Tennessee corporation, of record in Book 4730, page 914, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) Ten-foot Easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, 125-foot building set-back line from Cloverland Place, and conditions of owner's certificate as shown on plan of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee. (cont*)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 61,750.00

Subscribed and sworn to before me, this the 17th day of May 19 76

Affiant

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 5705 Cloverland Place, Brentwood, 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 Harry M. Sir and wife, Marion R. Sir, 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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Harry M. Sir and wife, Marion R. Sir, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S. this 17th day of May, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Glenn C. Gunsallus

Ann D. Gunsallus

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, Glenn C. Gunsallus and wife, Ann D. Gunsallus

the within named 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 17th day of May, 1976

George V. Crawford, Jr.
Notary Public

Commission expires My Commission Expires August 15, 1979

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.....

(cont*)

(3) Restrictive covenants contained in an instrument of record in book 4646, page 464, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 4730, page 916, Register's Office of Davidson County, Tennessee.

MAY 1976	CONV	61,750.00			
MAY 1976	S'TAX		B*	160.42	
MAY 1976	PR'FEE		B*	.50	
MAY 1976	W'DEED		B*	4.00	* 164.92

WARRANTY DEED

FROM
Glenn C. Gunsallus and wife,
Ann D. Gunsallus
TO
Harry M. Sir and wife,
Marion R. Sir

D 4 9 9 7 7

IDENTIF. REFERENCE

MAY 19 2 39 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238