BOOK 5041 PAGE 332

THOMAS E. WATTS, JR.
ATTORNEY AT LAW
622 J. C. BRADFORD BUILDING
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Stanley Gunselman (NAME)	George Stanley Gunselman (NAME)	162-10
544 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	544 Roxanne Drive (STREET ADDRESS)	121
Nashville, TN. 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37013 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- *DOLLARS*

Receipt of which is hereby acknowledged, and the love and affection I have for my son George Stanley Gunselman, and wife Janis E. Gunselman

JUL-1 76	CONV	35,950.00			
JUL-1 76	S'TAX		B*	93.34	
JUL-1 76	PR'FEE		B*	.50	
JUL-1 76	W'DEED		B*	6.00	* 99.84

I, Mary Lou Gunselman *have bargained and sold, and by these presents do transfer and convey unto the said* George Stanley Gunselman and wife, Janis E. Gunselman ..... 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. 121, on the Plan of Brook View Estates, Section 2, of record in Book 4460, page 163, Register's Office, Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to George A. Gunselman and wife, Mary Lou Gunselman, as tenants by the entirety by deed of record in Book 4751, page 359, Register's Office, Davidson County, Tennessee, and the death of George A. Gunselman on January 9, 1976, in Nashville, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $35,950

Subscribed and sworn to before me, this the ____ day of _____, 19__

Affiant

My commission expires: _____

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 544 Roxanne Drive, Nashville, TN.
(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 George Stanley Gunselman and wife, Janis E. Gunselman, *their heirs and assigns, forever.*

And I *do covenant with the said* George Stanley Gunselman and wife Janis E. Gunselman *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Mary Lou Gunselman

do further covenant and bind my *heirs and representatives, to warrant and forever defend the title to the said land to the said* George Stanley Gunselman and wife, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness hand this* 11th *day of* April, 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.*

x Mary Lou Gunselman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janice Gunselman, a Notary Public in and for said County and State, the within named MARY LOU GUNSELMAN

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

Witness my hand and official seal at Nashville, Tennessee, this 14 day of April, 1976.

Janice Gunselman, Notary Public.

JANICE GUNSELMAN NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires 2-27-79.

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.....

JUL 2 4 PM '76
REGISTER
DAVIDSON CO. TENN.