This instrument prepared by Pete Lunati Realty Co., 4741 Trousdale Drive, Nashville, Tennessee.

This Form furnished by Attorneys Title Company, Inc.

BOOK 5063 PAGE 795 Form No. WD-2

FROM
Robert C. Jarrett Et Ux

TO
PETER J. LUNATI Et Ux

For draftsman's use

Please mail to:
Pete Lunati Realty Co.
4741 Trousdale Drive
Nashville, Tennessee 37220

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter J. Lunati (NAME)	Guaranty Mortgage Company (NAME)	149-13 73
4741 Trousdale Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T
AUG 31 9 28 AM '76
REGISTER
DAVIDSON CO. TENN.

D65700

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 29,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1976.

Notary Public

MY COMMISSION EXPIRES: 8/26/78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------Ten and No/100----------

----------($10.00)----------DOLLARS

cash in hand paid by Peter J. Lunati & wife, Barbara Faye Lunati and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Peter J. Lunati & wife, Barbara Faye Lunati to assume and agree to pay the unpaid balance of a loan with Guaranty Mortgage Company, in the original principal amount of $16,350.00, secured by deed of trust of record in Book 4289, Page 14, Register's Office for Davidson County, Tennessee, payable in conformity with the terms conditions statedtherein.

ROBERT C. JARRETT and wife, JOYCE Y. JARRETT

have bargained and sold, and by these presents do transfer and convey unto the said

PETER J. LUNATI and wife, BARBARA FAYE LUNATI

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Debra Heights, Section 3, of record in Book 4175, Page 6, Register's Office for said County.

SAID Lot No. 57 fronts 110.77 feet on the westerly side of Bowfield Drive and runs back 136.46 feet on the northerly line and 97.70 feet on the southerly line to a dead line measuring 70.85 feet thereon.

BEING the same property conveyed to Robert C. Jarrett by deed from Wayne T. Bixler and wife, Dorothy J. Bixler, of record in Book 4399, Page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Bowfield Drive and a 10-foot easement for public utility and drainage purposes along the southerly and westerly line of said lot; restrictions of record in Book 4206, Page 805, Register's Office for Davidson County, Tennessee.

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This is ~~unimproved~~ (X) improved property, known as 4781 Bowfield Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PETER J. LUNATI and wife, BARBARA FAYE LUNATI their heirs and assigns, forever.

And we do covenant with the said PETER J. LUNATI and wife, BARBARA FAYE LUNATI 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 of record.

And we, Robert C. Jarrett and wife, Joyce Y. Jarrett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PETER J. LUNATI and wife, BARBARA FAYE LUNATI their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of August, 19 76

Robert C. Jarrett
ROBERT C. JARRETT

Joyce Y. Jarrett
JOYCE Y. JARRETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Jarrett and wife, Joyce Y. Jarrett

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 13th day of August, 19 76

Maxine Boswell, Notary Public.

NATHAN BOSWELL ★ NOTARY PUBLIC ★ TENNESSEE

Commission expires August 21, 1976.

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 .....