MAIL TO: Pete Lunati Realty Co., 4741 Trousdale Drive, Nashville, Tennessee 37220

BOOK 5076 PAGE 396

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Peter J. Lunati Et Ux

TO
William Taylor, Jr., Et Ux

For draftsman's use

This instrument prepared by:
Pete Lunati Realty Co.
4741 Trousdale Drive
Nashville, Tennessee 37220

OCT-8[illegible] CONV 29,601.69

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | | MAP-PARCEL NUMBERS |
|---|---|---|---|
| William Taylor, Jr. (NAME) | Guaranty Mortgage Company (NAME) | OCT-8[illegible] TAX 3* 76.96 | 149-13 |
| 4781 Bowfield Drive (STREET ADDRESS OR ROUTE NUMBER) | First American Center (STREET ADDRESS) | OCT-8[illegible] REC FEE 3* .50 | * 81[illegible]46 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | W'DEED 3* 4.00 | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Oct 8 8 48 AM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,610.69 William Taylor Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 19 76

Madeline Dark
Notary Public

MY COMMISSION EXPIRES: August 26, 19[illegible]

(AFFIX SEAL)

D 71625

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by WILLIAM TAYLOR,JR. and wife, LOUISE J. TAYLOR, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said William Taylor,Jr. and wife, Louise J. Taylor 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 and conditions stated therein.

PETER J. LUNATI and wife, BARBARA FAYE LUNATI

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

WILLIAM TAYLOR,JR. and wife, LOUISE J. TAYLOR

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 Davidson County, Tennessee.

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 Peter J. Lunati and wife, Barbara Faye Lunati by deed from Robert C. Jarrett and wife, Joyce Y. Jarrett of record in Book 5063, Page 795, 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 utilities and drainage purposes along the southerly and westerly lines of said lot; restrictions of record in Book 4206, Page 805.

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This is {unimproved / improved} property, known as 1781 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 WILLIAM TAYLOR, JR. and wife, LOUISE J. TAYLOR their heirs and assigns, forever.

And we do covenant with the said WILLIAM TAYLOR, JR. and wife, LOUISE J. TAYLOR 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, Peter J. Lunati and wife, Barbara J. Lunati do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Taylor, Jr. and wife, Louise J. Taylor, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 5th day of October, 19 76

Peter J. Lunati
PETER J. LUNATI

Barbara Faye Lunati
BARBARA FAYE LUNATI

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 Peter J. Lunati and wife, Barbara Faye Lunati, 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 5th day of October, 19 76

Maxine Duff
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires August 26, 1980

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 .....