BOOK 5114 PAGE 322 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 36,500.00 James Edward Gunnels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 19 77.

Notary Public

MY COMMISSION EXPIRES: 7-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Gunnels (NAME)	Baker Mortgage Corporation (NAME)	5DU 03686
3738 Faulkner Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	147-8
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	146

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, Marvin J. Hardy, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Gunnels et ux Jerekay Gunnels -

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. 134 on the Plan of Hillbrook, Section 3, as of record in Book 3300, page 84, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Marvin J. Hardy, Jr. by deed from Bruce Lee Rosbach as of record in Book 4837, page 802, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3460, page 295, Register's Office for said County.

THIS conveyance is subject to 10 foot public utility easement; 8 inch sewer; 5 foot drainage easement and 30 foot minimum building setback line, as of record in Book 3300, page 84, Register's Office for said County.

Brenda G. Hardy joins herein for the purpose of conveying whatever interest she may have, especially her marital rights.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is (unimproved (X) improved ( ) property, known as 3738 Faulkner Drive (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (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 our hand s this 9TH day of FEBRUARY, 19 77

Marvin J. Hardy, Jr. Marvin J. Hardy

Brenda G. Hardy Brenda G. Hardy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin J. Hardy, Jr. et ux Brenda G. Hardy

the bargainor S, 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 9th day of February, 19 77

Commission expires 1-29-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

D 65031

WARRANTY DEED

FROM
Marvin J. Hardy, Jr.

TO
James Edward Gunnels

IDENTIF. REFERENCE

FEB 11 9 46 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE

DEED

.50

*

99.50