WARRANTY DEED

BOOK 5165 PAGE 809

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD M. SABIN et ux	GUARANTY MORTGAGE COMPANY	Map 136-7
(NAME)	(NAME)	
164 Timber Ridge Drive	First American Center	Par. 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Nashville, TN 37237	2D 55311
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*
cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Guaranty Mortgage Company which note is secured by deed of trust of record in Book 4527, page 196, Register's Office for Davidson County, Tennessee.

HAKAN W. SUNDELL and wife, JULIE C. SUNDELL, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said DONALD M. SABIN and wife, PATRICIA L. SABIN, Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Hakan W. Sundell and wife, Julie C. Sundell by deed from Ralph Stevens Construction Company, Inc. of record in Book 4527, page 194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4317, page 17 and plan of record in Book 4175, pages 56, 57 and 58 all in the Register's Office for Davidson County, Tennessee and 1977 property taxes which the Grantees assume in full.

#58.649.40 VGF

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $60,000.00

Subscribed and sworn to before me, this the 28th day of June, 19 77

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 164 Timber Ridge Drive- (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DONALD M. SABIN and wife, PATRICIA L. SABIN, 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DONALD M. SABIN and wife, PATRICIA L. SABIN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HAKAN W. SUNDELL

JULIE C. SUNDELL

BOOK 5165 PAGE 810

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, MARBUT GLENN GASTON JR. *, a Notary Public in and for said County and State,* HAKAN W. SUNDELL and wife, JULIE C. SUNDELL

the within named 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* 28th *day of* June *, 19* 77 *.*

Commission expires 1-19-81

MARBUT GLENN GASTON, JR. NOTARY PUBLIC STATE OF TENNESSEE LAW

Notary Public

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr.
Suite 303, 4515 Harding Rd.
Nashville, TN 37205

E 12044

IDENTIF. T REFERENCE

JUN 30 1 33 PM '77

FEE
DAVIDSON COUNTY, TENN.
REGISTER

JUN 30 77	CONV	58,649.40			
JUN 30 77	S'TAX		B*	152.36	
JUN 30 77	PR'FEE		B*	.50	
JUN 30 77	W'DEED		B*	4.00	* 156.86

WARRANTY DEED

FROM

HAKAN W. SUNDELL and wife,

JULIE C. SUNDELL

TO

DONALD M. SABIN and wife,

PATRICIA L. SABIN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York