This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5177 PAGE 324

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gregory T. Ava, et al	SAME	Map 128
(NAME)	(NAME)	Parcel 102
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Gregory T. Ava and Toivo A. Ava, jointly with right of survivorship and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard W. Clunan and wife, Joan B. Clunan,

have this day bargained and sold, and do hereby transfer and convey unto the said Gregory T. Ava and Toivo A. Ava,
jointly with right of survivorship,
his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot #1 of Clunan Heights Subdivision, unrecorded at this time. Being a portion of the W. F. Clunan Property recorded in Book 966, page 580, Register's Office for said County. Located in the 9th Civil District of said County. Beginning at an iron pin in the easterly right-of-way of Sawyer Brown Road. Said pin being a common point in said right-of-way between Lots Nos. 1 and 2 of said Clunan Heights Subdivision; thence northerly along a curve in said right-of-way having a radius of 1,457.26 feet, a distance of 160.82 feet to a concrete monument, the northwest corner of W. F. Clunan property according to a survey by James L. Murphy, Jr. and Company, dated February 7, 1969; thence with north boundary of said property south 81 deg. 01' 20" east 216.05 feet to a concrete monument; thence south 87 deg. 30' 00" east 107.01 feet to a concrete monument; thence south 6 deg. 11' 50" west 136.11 feet to an iron pin; thence with the common line between Lots Nos. 1 and 2 north 87 deg. 32' 16" west 303.74 feet to the point of beginning.

Being the same property conveyed to Richard W. Clunan and wife, Joan B. Clunan, by deed from Reverend Paul W. Clunan, et al, of record in Book 4355, page 610, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 6,500.00
Subscribed and sworn to before me, this the 28th day of July 1977
Affiant
My commission expires: 2/5/78 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as Sawyer Brown Road (House Number) (Street) Bellevue, Tennessee P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Gregory T. Ava and Toivo A. Ava, as aforesaid,
his *(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,* except for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gregory T. Ava and Toivo A. Ava, as aforesaid,
his
(successors), heirs and assigns, against the lawful claims of all persons.

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

Richard W. Clunan Joan B. Clunan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary W. Osborne *, a Notary Public in and for said County and State,* Richard W. Clunan and wife, Joan B. Clunan,

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* July *, 19* 77.

Mary W. Osborne
Notary Public

Commission expires 2/8/78

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 .....

CHICAGO TITLE INS. CO.
CHICAGO TITLE INSURANCE CENTER
[illegible], TENNESSEE 37238

WARRANTY DEED

FROM

Richard W. Clunan, et ux
TO
Gregory T. Ava, et al

JUL 29 77	CONV	*6,600.00			
JUL 29 77	S'TAX		B*	17.16	
JUL 29 77	PR'FEE		B*	.50	
JUL 29 77	W'DEED		B*	4.00	* 21.66

E 17271

IDENTIFICATION REFERENCE

JUL 29 12 25 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238