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

BOOK 5189 PAGE 81

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Walter T. Kunkel, et ux | The Chamberlain Company | Map 96-11 |
| (NAME) | (NAME) | |
| 3212 Cloverwood Drive | 620 Lindsay Street | Parcel 52 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Donelson, Tn. 37214 | Chattanooga, Tennessee 37403 | |
| (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 Walter T. Kunkel and wife, Vivian L. Kunkel and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lawrence G. Dodson and wife, Deborah L. Dodson,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Walter T. Kunkel and wife, Vivian L. Kunkel, their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hickory Bend Subdivision, Section 1, as of record in Book 3300, page 38, Register's Office for said County, and being described as follows:

Beginning at a point in the northerly margin of Cloverwood Drive, said point being the common corner of Lots Nos. 43 and 42; thence with the line between said two lots, northwardly 150 feet to a point; thence westwardly 110.5 feet to the easterly margin of Paces Ferry Drive; thence with the easterly margin of said Drive, southwardly 129.55 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, to the left 38.7 feet to the northerly margin of said Cloverwood Drive, thence with the northerly margin of said Cloverwood Drive, eastwardly 66.8 feet to the point of the beginning.

Being the same property conveyed to Lawrence G. Dodson and wife, Deborah L. Dodson, by deed from George W. Jamison, III and wife, Joy M. Jamison, of record in Book 4744, page 298, Register's Office for said County.

This conveyance is made subject to setback lines, overhang easements, easement for sewer and public utilities, an anchor, and conditions of owner's certificate, as shown on plan of record in Book 3300, page 38; a TVA easement of record in Book 1784, page 279; and restrictive covenants of record in Book 3341, page 265, as amended in Book 3351, page 595, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,500.00

Subscribed and sworn to before me, this the 26th day of August 1977

My commission expires: 2/8/78 (Affix Seal)

Affiant Walter T. Kunkel

Notary Public Mary W. Robertson

unimproved ( )
This is improved (X) property, known as 3212 Cloverwood Drive, Donelson, Tennessee 37214
(House Number) (Street) 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* Walter T. Kunkel and wife, Vivian L. Kunkel, 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.* 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* Walter T. Kunkel and wife, Vivian L. Kunkel, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 26th *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence G. Dodson

Deborah L. Dodson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Lawrence G. Dodson and wife, Deborah L. Dodson,

*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* 26th *day of* August, *19*77.

Mary W. Inbelone
*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* .....

| | | | | | |
|---|---|---|---|---|---|
| AUG26'77 | CONV | 30,500.00 | | | |
| AUG26'77 | S'TAX | | B* | 79.30 | |
| AUG26'77 | PR'FEE | | B* | .50 | |
| AUG26'77 | W'DEED | | B* | 4.00 | * 83.80 |

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
D-232748

**WARRANTY DEED**

FROM
Lawrence G. Dodson, et ux

TO
Walter T. Kunkel, et ux

E 22792

IDENTIF. REFERENCE

Aug 26 4 07 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238