This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

# WARRANTY DEED

Mail

BOOK 5216 PAGE 693

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| RAYMOND W. RUNNELS, ET UX | Kissell Co. | Map 29 |
| (NAME) | (NAME) | |
| 4370 Grays Point Rd | 30 Warders St | Par. 37 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, TN. 37080 | Springfield, Ohio 45501 | 14D-45450 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 4809, page 256, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

STEPHEN HARPER AND WIFE, BEVERLY HARPER, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* RAYMOND W. RUNNELS AND WIFE, MARIA E. RUNNELS, hereinafter referred to as Grantees, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land lying in the 14th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center of Grays Point Road, South 27 degrees West 257.5 feet from the intersection of the center of said Road and Southwestern boundary of the J. E. Proctor property; thence with the center of said Road, South 27 degrees west 240 feet; thence North 34 degrees 15 minutes west 424.4 feet to a pin; thence North 45 degrees 30 minutes east 78 feet to a pin; thence South 57 degrees east 350 feet to the beginning, containing 1.33 acres, more or less, according to a survey made by C. J. Carney, Surveyor, dated December 7, 1961.

Being the same property conveyed to Stephen Harper and wife, Beverly Harper, by quitclaim deed from Harold Reeves, Trustee, of record in Book 4994, page 597, 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 $ 37,500.00

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

Affiant

My commission expires: 11/13/79 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 5375 Grays Point Road, (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* Grantees, 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 as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 28th *day of* October, 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.*

Beverly Harper

Beverly Harper

42530 WDL 001

BOOK 5216 PAGE 694

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN HARPER AND WIFE, BEVERLY HARPER 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 Madison, Tennessee, this 28th day of October, 1977.

Commission expires 11/13/79

Notary Public

THOMAS M. BLANTON NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE

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.....

| | | | | | |
|---|---|---|---|---|---|
| NOV-17 77 | CONV | 37,500.00 | | | |
| NOV-17 77 | S'TAX | | B* | 97.50 | |
| NOV-17 77 | PR'FEE | | B* | .50 | |
| NOV-17 77 | W'DEED | | B* | 4.00 | * 102.00 |

WARRANTY DEED

FROM
STEPHEN HARPER, ET UX

TO
RAYMOND W. RUNNELS, ET UX

E 34220

IDENTIF. REFERENCE

Nov 1 9 14 AM '77

REGISTER
DAVIDSON COUNTY

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115