This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5227 PAGE 400

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs Michael E. Gunter (NAME)	Guaranty Mortgage Co. Div. (NAME)	148-8
4550 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 786 (STREET ADDRESS)	27 Field Book No.
Antioch , Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	2DU-23032

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM A. DOWNING and wife, SHERRY M. DOWNING,

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

MICHAEL E. GUNTER and wife, KATHY N. GUNTER, their

(successors), heirs and assigns,

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

Being Lot No. 25 on the Plan of Oakwood Terrace, Section 1, as of record in Book 4460, pages 54 and 55, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Downing and wife, Sherry M. Downing, by deed from James H. Kirby, Jr., and wife, Shirley A. Kirby, of record in Book 4944, page 483, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4559, page 72, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

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

Michael E. Gunter
Affiant

My commission expires: May 30, 1979 (Affix Seal)

Helen D. Sacey
Notary Public

This is ~~unimproved ( )~~ improved XX property, known as 4550 Artelia Drive, Antioch, Tennessee 37013
(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 Michael E. Gunter and wife, Kathy N. Gunter, 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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael E. Gunter and wife, Kathy N. Gunter, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* November, 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.*

Sherry M. Downing
Sherry M. Downing

William A. Downing
William A. Downing

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* William A. Downing and wife, Sherry M. Downing

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* November, *19* 77

Helen D Scott
Notary Public

Commission expires May 30, 1979

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 .....

WARRANTY DEED

FROM

WILLIAM A. DOWNING and wife,

TO

MICHAEL E. GUNTER and wife

E 3 9 0 5 [illegible]

IDENTIF. REFERENCE]

Nov 29 10 58 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV29??	CONV	28,500.00			
NOV29??	S'TAX		B*	74.10	
NOV29??	PR'FEE		B*	.50	
NOV29??	W'DEED		B*	4.00	* 78.60

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE: GEORGE E. MUDTER, JR., ATTY.