This instrument was prepared by Howard Claude, Real Estate Broker
4505 Nolensville Road, Nashville

# WARRANTY DEED

BOOK 5228 PAGE 37

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Al Banning, trustee | same | |
| (NAME) 2853 McGavoc Pike | (NAME) | Map 58-11 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) | Par 100 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .....

..... *Dollars,*

NOV 30 CONV $4,263.00
NOV 30 S'TAX B* 11.16
NOV 30 PR'FEE B* .50
NOV 30 W'DEED B* 4.00 * 15.68

John T. Guinn and wife, Jean E. Guinn

*have this day bargained and sold, and do hereby transfer and convey unto the said* Al Banning, trustee

..... *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Royal Hills Subdivision, Section 1 as of record in Bood 4675, page 73, Registrar's Office for said County.

SAID Lot No. 219 being described as follows: BEGINNING at a point in the easterly margin of Phipps Drive, said point being the common corner of Lots #'s 218 and 219; thence with the line between said two lots, southeastwardly 108.06 feet to a point; thence southwardly 89.19 feet to the northerly margin of Lunn Drive; thence with the northerly margin of Said Lunn Drive, westwardly 103.88 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, northwardly 39.27 feet to the easterly margin of Phipps Drive; thence with the easterly margin of said Phipps Drive, northwardly 100 feet to the point of the beginning.

BEING the same property conveyed by Averbuch-Morris, a partnership composed of Sidney Averbuch & M. C. Morris, by deed to John T. Guinn et ux, of record in Book #4804, Page 591 & 592.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property: and taxes for the current year, which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 426[illegible]

Subscribed and sworn to before me, this the 19th day of October 1976

Affiant Marvin Moore

My commission expires: 12-8-76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) property, known as Lot # 219 on the Plan of Royal Hills S/D, Nashville (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*

John T. Guinn and wife, Jean E. Guinn

..... *(successors),*

*heirs and assigns forever.* We *covenant that* we *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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Al Banning, Trustee

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

*Witness* our *hand S this* 19th *day of* October, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x John T. Guinn
John T. Guinn

x Jean E. Guinn
Jean E. Guinn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, [illegible] John T. Quinn etux Jean E. Quinn

the within named bargainors, 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 19th day of October, 1976.

[illegible]
Notary Public

Commission expires 12-8-76

HOWARD C. WILDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

TO

E 39320

IDENTIF. REFERENCE

Nov 30 1 18 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238