STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,067.26

James L. Gunnells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1977

Notary Public

MY COMMISSION EXPIRES: July 11, 1981

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney (NAME) P. O. Box 15324 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Randall Gunnels, et ux (NAME)	Galbreath Mortgage Company (NAME)	162-5-176
269 Delvin Court (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	5DU-54094
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Oma H. Bone, Jr. and wife, Carol J. Bone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Randall Gunnels and wife, Linda L. Gunnels

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plat of Fair Oaks, Section 2, as of record in Book 4460, pages 52 and 53, said Register's Office.

Said Lot 39 fronts 44.00 feet on the southerly margin of Delvin Court and extends back 144.30 feet on the easterly line and 178.60 feet on the westerly line to a line on the rear which is a broken line on which it measures 189.57 feet.

Being the same property conveyed to Oma H. Bone, Jr. and wife, Carol J. Bone, by deed from Gardner Construction Company of record in Book 4742, page 736, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4742 Page 738, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

DEC-17	CONV	33,067.26			
DEC-17	S'TAX		B*	86.06	
DEC-17	PR'FEE		B*	.50	
DEC-17	W'DEED		B*	4.00	* 90.56

This is improved (X) unimproved ( ) property, known as 269 Delvin Court, (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of November, 19 77

Oma H. Bone Jr.

Carol J. Bone

STATE OF TENNESSEE
Davidson County

BOOK 5228 PAGE 339

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oma H. Bone, Jr. and Carol J. Bone

the 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 30th day of November 19 77

Commission expires July 11, 1981

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

E 39468

IDENTIF. REFERENCE

DEC 1 8 37 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Oma H. Bone, Jr., et ux

TO

Joseph W. Johnson, et ux

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

Phone 255-4631
NASHVILLE, TENNESSEE 37208