File Bk 1

WARRANTY DEED

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

FROM RONALD MAYS and wife, JOYCE MAYS

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES M. GUNTER and BILLY H. TEAL 6504 Upton Lane Nashville, Tennessee 37209 BOOK 5266 PAGE 326
SEND TAX BILLS TO:	SAME
PREPARED BY:	CLYDE PAUL HOLLAND 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	102-7 64

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IDENTIF. REFERENCE

MAR 28 10 34 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON ..... }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00 ..... Affiant James M. Gunter

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 1978
DATE

Betty L. Browne ..... My Commission Expires: 1979
NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN. AND. NO/100----------

----------($10.00)----------DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

RONALD MAYS and wife, JOYCE MAYS
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES M. GUNTER and BILLY H. TEAL

THEIR ..... their (his, her, its) heirs, successors 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. 2 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

SAID Lot No. 2 fronts 85.62 feet on the northeasterly side of Upton Lane and extends back 150.0 feet on the northwesterly line and 99.85 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring a total of 126.21 feet thereon.

BEING the same property conveyed to Ronald Mays and wife, Joyce Mays by deed from Elizabeth Mays in record of Book 5262, page 814, Register's Office for Davidson County, Tennessee.

MAR 28 78	CONV	40,000.00			
MAR 28 78	S'TAX		B*	104.00	
MAR 28 78	PR'FEE		B*	.50	
MAR 28 78	W'DEED		B*	4.00	* 108.50

unimproved ( )
This is improved (X) property, known as 6504 Upton Lane, Nashville, Tennessee 37209
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 20th day of March 1978

Ronald Mays
RONALD MAYS

Joyce Mays
JOYCE MAYS

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named RONALD MAYS and wife, JOYCE MAYS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 20th day of March 1978

My Commission Expires [illegible] 1981
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)