This instrument prepared by:
Pat Nichol
Attorney at Law
941 Richards Road
Antioch, Tennessee 37013

BOOK 5307 PAGE 97

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Smithson et ux	Dobson & Johnson	Map 74-8
(NAME) 334 Bonnavue Drive	(NAME) 1109 Third National Bank Bldg.	Par 87
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(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, the receipt of which is hereby acknowledged and other good and valuable consideratons, and the assumption of a present indebtedness on the property herein conveyed as evidenced by an instrument of record in Book 4016, Page 324, Register's Office for Davidson County, Tennessee.
The house payment for July, 1978 will be pro-rated.

We, David W. Brunner and wife, Dorothy Brunner,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard Smithson et ux Nina Faye Smithson

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

Land in Davidson County, Tennessee being Lot No. 676 on the Plan of Hermitage Hills Subdivision, Section 7, of record in Book 3300, page 63, Register's Office for said County.

Said Lot No. 676 begins at a point in the curving northerly margin of Bonnavue Drive, the common corner of Lots 675 and 676, and runs 155.6 feet in a northeasterly direction along the common line of said lots to a point; thence 179.0 feet in a southeasterly direction to a point in the northwesterly margin of Bonnalee Drive; thence 86.16 feet in a southwesterly direction along said margin of said drive to a point the beginning of a curve; thence 35.42 feet in a southwesterly direction around said curve to a point in the curving northeasterly margin of Bonnavue Drive; thence 93.02 feet along said margin of said drive to the point of beginning.

Being the same property conveyed to David W. Brunner and wife, Dorothy Ellen Brunner by deed from Pat Nichol, Trustee of record in Book 5221, page 360, 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 $29,874.15

Subscribed and sworn to before me, this the 27 day of June, 1978

Affiant

My commission expires 12-5-78 (Affix Seal)

Notary Public

This is improved (XX) unimproved property, known as 334 Bonnavue Drive, Hermitage, Tennessee
(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 Richard Smithson et ux Nina Faye Smithson 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard Smithson et ux Nina Faye Smithson their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 27th *day of* June, 1978 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David W. Brunner

Dorothy E. Brunner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Brunner and wife, Dorothy Brunner

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 5th day of June, 19 78.

My Commission Expires 12-5-78 Donna C. Randolph Notary Public

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.....

JUL-5 78	CONV	29,874.15			
JUL-5 78 S'TAX			B*	77.74	
JUL-5 78 PR'FEE			B*	.50	
JUL-5 78	W'DEED		B*	4.00	* 82.24

WARRANTY DEED

FROM David W. Brunner et ux

TO Richard Smithson et ux

E 74842

IDENTIF. REFERENCE

JUL 5 9 59 AM '78

FELIX Z. WILLCOXON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238