This Form furnished by Attorneys Title Company, Inc.

BOOK 5363 PAGE 447

Form No. WD-2

FROM

Walter T. Kunkel and wife, Vivian L. Kunkel

TO

Jerusha A. Gernt and Arthur E. Gernt and Cathy J. Gernt

For draftsman's use

Prepared by: T. Larry Edmondson
4301 Hillsboro Rd.
Nashville, Tn 37215

maf

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur E. Gernt, et ux (NAME)	Chamberlain Company (NAME)	96-11
3212 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street (STREET ADDRESS)	52
Nashville, Tn 37214 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tn 37403 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Nov 14 10 41 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.000032

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,183.53 Arthur E. Gernt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 1978.

Notary Public

MY COMMISSION EXPIRES: 12-18-82

(AFFIX SEAL)

For and in Consideration of the sum of Five thousand five hundred and no/100 DOLLARS;

paid in cash and the assumption of a mortgage to the Chamberlain Company in the amount of Twenty-nine thousand six hundred eighty three dollars and fifty three cents ($29,683.53) by the grantees, we, Walter T. Kunkel and wife, Vivian L. Kunkel,

have bargained and sold, and by these presents do transfer and convey unto the said Jerusha A. Gernt and Arthur E. Gernt and Cathy J. Gernt, herein referred to as 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. 43 on the Plan of Hickory Bend Subdivision, Section I, as of record in Book 3300, page 38, Register's office for said County, and being described as follows:

Beginning at a point in the northerly margin of Cloverwood Drive, said point being the common corner of Lot Nos. 43 and 42; thence with the line between said two lots, northwardly 150 feet to a point; thence westwardly 110.5 feet to the easterly margin of Paces Ferry Drive; thence with the easterly margin of said Drive, southwardly 129.55 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, to the left 38.7 feet to the northerly margin of said Cloverwood Drive, thence with the northerly margin of said Cloverwood Drive, eastwardly 66.8 feet to the point of the beginning.

Being the same property conveyed to Walter T. Kunkel and wife, Vivian L. Kunkel by deed from Lawrence G. Dodson and wife, Deborah L. Dodson, of record in Book 5189, page 81, R.O.D.C., Tennessee.

This conveyance is made subject to setback lines, overhang easements, easement for sewer and public utilities, an anchor, and conditions of owner's certificate, as shown on plan of record in Book 3300, page 38; a TVA easement of record in Book 1784, page 279, and restrictive covenants of record in Book 3341, page 265, as amended in Book 3351, page 595, Register's office for Davidson County, Tennessee.

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This is { unimproved / improved } property, known as 3212 Cloverwood Drive, Donelson, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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; except as herein setforth.

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.

Witness our hand s this 11th day of November, 19 78

Walter T. Kunkel

Vivian L. Kunkel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas Larry Edmondson, a Notary Public in and for said County and State, the within named Walter T. Kunkel and Vivian L. Kunkel

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, Davidson County, Tennessee, this 11th day of November, 19 78

Thomas Larry Edmondson, Notary Public.

THOMAS LARRY EDMONDSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires 1-18-82

NOV14 78 CONV 35,183.53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV14 78 S'TAX B* 91.52
NOV14 78 PR'FEE B* .50
NOV14 78 W'DEED B* 4.00 $ 96.02

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 _____.