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2640 02/13 122.02- CHECK

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,181.79

Cloyd Russell Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1979

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLOYD RUSSELL, JR. (NAME)	PRUDENTIAL INSURANCE COMPANY (NAME)	134-13
4818 Jeffery Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	92
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FLA 32203 (CITY) (STATE) (ZIP)	5DU 11073

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, DONNA MARIE GUNSELMAN, now DONNA MARIE GUNSELMAN SANDERS, MICHAEL LYNN GUNSELMAN and JAMES MARK GUNSELMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLOYD RUSSELL, JR. and wife, YVONNE HINSON RUSSELL

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. 178 on the plan of Kenilworth, Section Four, of record in Book 3300, pages 34, 35, and 36, Register's Office for said County.

SAID Lot No. 178 fronts 67.1 feet on the northeasterly margin of Jeffery Drive and extends back 164.5 feet on the northwesterly line and 169.3 feet on the southeasterly line to a dead line in the rear, measuring 69.3 feet thereon.

BEING the same property conveyed to James G. Gunselman and wife, Billie Marie Gunselman by deed from Joe Zeitlin, Trustee, of record in Book 3407, page 583, said Register's Office. James G. Gunselman subsequently died. Billie Marie Gunselman has since died, devising premises to Donna Marie Gunselman, now Donna Marie Gunselman Sanders, Michael Lynn Gunselman, and James Mark Gunselman, by will of record in Will Book 119, page 118, Probate Court for said County.

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 to The Prudential Insurance Company of America of record in Book 3440, page 555, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees

unimproved ( )
This is improved (X) property, known as 4818 Jeffery Drive, Nashville, TN 37211
(House Number) (Street) (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 hand s this 12th day of February, 1979

Donna Marie Gunselman Sanders
Donna Marie Gunselman Sanders

Michael Lynn Gunselman
Michael Lynn Gunselman

James Mark Gunselman
James Mark Gunselman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Marie Gunselman Sanders, Michael Lynn Gunselman and James Mark Gunselman

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 12th day of February, 1979

Commission expires 9-8-79

Patricia A. Spice
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

WARRANTY DEED

FROM

DONNA MARIE GUNSELMAN SANDERS,
MICHAEL LYNN GUNSELMAN and
JAMES MARK GUNSELMAN

TO

CLOYD RUSSELL, JR. and wife,
YVONNE HINSON RUSSELL

F. I. 38 6 4

IDENTIF. REFERENCE

FEB 13 9 24 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (dj)

WILKINS, ADAMS, MEEKS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219