6733 04/13 145.00- CHECK

WARRANTY DEED

BOOK 5420 PAGE 641

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,430.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-12-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL GUNSELMAN (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	MAP 162-5
5413 EULALIA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 14569 (STREET ADDRESS)	PARCEL 124
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	5 DU 39367

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, GEORGE E. WALDEN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL GUNSELMAN, UNMARRIED

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:

BEING LOT NO. 201 ON THE PLAN OF HICKORY VALLEY SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 4175, PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 85.18 FEET ON THE WESTERLY MARGIN OF EULALIA DRIVE AND RUNS BACK 175 FEET ON THE SOUTHERLY LINE AND 172.48 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 70.54 FEET.

BEING THE SAME PROPERTY CONVEYED TO GEORGE E. WALDEN, A MARRIED MAN BY DEED FROM WILLIAM R. HAMM AND WIFE, SANDRA A. HAMM, AS OF RECORD IN BOOK 5376, PAGE 744, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5376, PAGE 746, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATED TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 5413 EULALIA DRIVE, NASHVILLE, TENNESSEE 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 MY **hand** **this** 12TH **day of** APRIL , 1979

George E. Walden

GEORGE E. WALDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5420 PAGE 642

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GEORGE E. WALDEN

the 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, TN. this 18 day of APRIL, 1979

Commission Expires 11-12-80

Notary Public.

STATE OF
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 purpose 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

F 23954

IDENTIFICATION REFERENCE

APR 13 8 55 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
William G. Traber
P. O. Box 2955
Nashville, Tenn. 37214

WARRANTY DEED

FROM
GEORGE E. WALDEN

TO
MICHAEL GUNSELMAN

TITLE INSURED BY POLICY NUMBER:
43-110-067423F G-793

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5420 PAGE 643

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54430.00- CO	
			141.44 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 145.94-	
573	A	04/13/79	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 239554

TDET ... ABUSE
1
APR 13 8 55 AM '79
... REGISTER

No. 677092