This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5462 PAGE 78

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Keith R. Cunliffe and wife, Sue Ellen Cunliffe | Third National Mortgage Company | 150-1-196 |
| (NAME) | (NAME) P. O. Box 2628 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Keith R. Cunliffe and wife, Sue Ellen Cunliffe and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Howard L. Stiles and wife, Joan S. Stiles

*have this day bargained and sold, and do hereby transfer and convey unto the said* Keith R. Cunliffe and wife, Sue Ellen Cunliffe *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 214 on the Plan of Cherry Hills, Section 2, as of record in Book 3700, page 143, Register's Office for Davidson County, Tennessee.
Said Lot No. 214 fronts 86.66 feet on the easterly side of Owendale Drive and extends back 147 feet on the northerly line and 147.60 feet on the southerly line to a dead line in the rear on which it measures 72.03 feet.

Being the same property conveyed to Howard L. Stiles and wife, Joan S. Stiles by deed from Douglas Holloway and wife, Dorothy Sue Holloway of record in Book 5323, page 298, said Register's Office.

This conveyance is subject to a 10-foot easement for utilities and drainage, an overhang easement, 30-foot setback line from Owendale Drive, and conditions of Owner's Certificate of record in Book 3700, page 143, said Register's Office; and restrictive covenants of record in Book 4178, page 786, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $5,500.00

Subscribed and sworn to before me, this the 6 day of July 19 79

Affiant Keith R. Cunliffe

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 460 Owendale Drive, Nashville, 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 thereto belonging, to the said Grantees 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.,* except for 1979 taxes which are prorated and assumed by the purchasers.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 6TH *day of* July, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard L. Stiles

Joan S. Stiles

Howard L. Stiles

Joan S. Stiles

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Nancy L Kota, *a Notary Public in and for said County and State,* Howard L. Stiles and wife, Joan S. Stiles

*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* 2 *day of* July, *19* 79

Nancy Kota, *Notary Public*

*Commission expires* 4/18/82

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* .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37238~~

**WARRANTY DEED** 23615

FROM
Howard L. Stiles and wife,
Joan S. Stiles

TO
Keith R. Cunliffe and wife,
Sue Ellen Cunliffe

F. 38931

IDENTIF. REFERENCE

JUL 9 3 31 PM '79

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 55500.00- | CO |
| | | | 144.30 | CO TX |
| | | | .50 | PRFE |
| | | | 6.00 | WDE |
| | | | | CHECK 150.80- |
| 5007A07/09/79 | | | | BAL .0 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 38931

IDENTIF. REFERENCE

JUL 9 3 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 695782