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

WARRANTY DEED

BOOK 5557 PAGE 875

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jane D. Rountree (NAME)	Third National Mortgage Company (NAME)	61-15-147
1129 Sunnymeade Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

cash in hand paid by Jane D. Rountree and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Calvin L. Tate and wife, Teresa L. Tate

have this day bargained and sold, and do hereby transfer and convey unto the said Jane D. Rountree

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

Being Lot No. 23 on Block B on the Plan of Resubdivision of Sunnymeade, Unit I, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 60 feet on the northeast side of Sunnymeade Avenue and extends back between parallel lines 140 feet to a rear line measuring 60 feet thereon.

Being the same property conveyed to Calvin L. Tate and wife, Teresa L. Tate by deed from Lola C. Rowe, widow, of record in Book 5472, page 148, and re-recorded in Book 5481, page 882, said Register's Office.

This conveyance is subject to the plan of record in Book 974, pages 56 and 57, said Register's Office, which shows a 8 foot easement along the rear line; and an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by L. Mack Rowe, et ux, across the premises as set out in instrument of record in Book 4275, page 432, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Subscribed and sworn to before me, this the 18 day of JAN 19 80

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 1129 Sunnymeade Avenue, Nashville, Tennessee 37216
(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 1980 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 18th *day of* January, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Calvin L. Tate

Teresa L. Tate

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Calvin L. Tate and wife, Teresa L. Tate

*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 18 *day of* JANUARY, *19*80

Commission expires 4-18-80 Nancy L. Kota *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 .....

8480 01/22 134.60- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER G-237668
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Calvin L. Tate and wife,
Teresa L. Tate

TO

Jane D. Rountree

F 7 3 1 7 0

IDENTIF. REFERENCE

JAN 22 9 33 AM '80

FELIX E. WILSON II 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

BOOK 5557 PAGE 877

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

68500.00- CO
178.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
B480A01/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-73170

IDENTIF. REFERENCE

JAN 22 9 33 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 737950