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

WARRANTY DEED

BOOK 5584 PAGE 302

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerome P. Unser and wife, Rebecca L. Unser	Same	51-7-8
(NAME)	(NAME)	
813 Fairoaks Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(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 Jerome P. Unser and wife, Rebecca L. Unser and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jerome P. Unser and wife, Rebecca L. Unser have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $49,300.00, secured by deed of trust of record in Book 5481, page 281, Register's Office for Davidson County, Tennessee,

We, Charles E. Holstrom, III and wife, Doris Sue Holstrom

have this day bargained and sold, and do hereby transfer and convey unto the said Jerome P. Unser and wife,

Rebecca L. Unser

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

Being Lot No. 7 on the Plan of Pleasant Acres, Section Five, of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 162.0 feet on the southerly margin of Fairoaks Drive and extends back 298.68 feet on the easterly line and 299.0 feet on the westerly line to a dead line in the rear, measuring 105.0 feet thereon.

Being the same property conveyed to Charles E. Holstrom, III and wife, Doris Sue Holstrom by deed from Diane Kirby, of record in Book 5481, page 278, said Register's Office.

This conveyance is subject to the Plan of record in Book 2331, page 56, said Register's Office, which shows a 40-foot minimum building setback line from Fairoaks Drive, a 10-foot easement for public utility purposes, and a 2.5 X 20 foot utility anchor easement; and restrictive covenants of record in Book 2445, page 587, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,161.97

Subscribed and sworn to before me, this the 27 day of MARCH 1980

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 813 Fairoaks Drive, Madison, Tennessee 37115
(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.

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 27 *day of* MARCH, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Holstrom, III

Doris Sue Holstrom

BOOK 5584 PAGE 303

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTZ *a Notary Public in and for said County and State,* Charles E. Holstrom, III and wife, Doris Sue Holstrom

*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* 27 *day of* MARCH, *19*80

Nancy L. Kotz *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 .....

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

WARRANTY DEED G-23040

FROM
Charles E. Holstrom, III and wife, Doris Sue Holstrom

TO
Jerome P. Unser and wife, Rebecca L. Unser

374 03/28 160.16- CHECK

F 8 2 6 7 8

IDENTIF. REFERENCE

MAR 28 3 54 PM '80

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 BOOK 5584 PAGE 304

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
			55141.57- CO	
			153.65 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 160.16-	
			0576A03/26/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 82678

RECEIVED FOR REFERENCE

MAR 28 3 54 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 749595