WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-3-81	Mr/Mrs Stephen W. Dunaway	New Owner BOOK 5611 PAGE 135
FIELD BOOK NUMBER(S) BM-1220	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 502 Lynwood Boulevard	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MARY HAYNIE BASTIAN, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEPHEN W. DUNAWAY and wife, SANDRA JILL DUNAWAY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly part of Lot No. 107 and the northerly part of Lot No. 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, described as follows:

BEGINNING at a point in the easterly margin of Lynwood Boulevard, 150 feet more or less south of the south margin of Hobbs Road, being the southwest corner of the property conveyed to David K. Wilson by deed of record in Book 1361, page 381; thence along Wilson's south line easterly 276 feet more or less to apoint in the rear line of Lot No. 107, which is 148 feet, more or less, south of Hobbs Road, being Wilson's southeast corner; thence southerly 142.37 feet more or less to a point; thence westerly 251 feet, more or less to the easterly margin of Lynwood Boulevard; thence with the margin of the same, northerly 140 feet to the point of beginning.

Being the same property conveyed to Nate A. Bastian and wife, Mary Haynie Bastian, by deed from Royal Oaks Land Company, a Tennessee corporation, as of record in Book 1756, page 477, the said Nate A. Bastian having since died.

This conveyance is made subject to restrictions in Book 1495, page 17; Book 1556, page 607; Book 1756, page 477 and re-recorded in Book 1880, page 310.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1980 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of June, 1980.

Mary Haynie Bastian

Mary Haynie Bastian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Haynie Bastian, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of June, 1980.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS: $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF June 1980

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM MARY HAYNIE BASTIAN, A WIDOW

TO STEPHEN W. DUNAWAY AND WIFE

F 92786

IDENTIF. REFERENCE

JUN 10 1 35 PM '80

FELIX Z. LIONBERGER REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESBEE

RECEIVED OF _____

FOR _____

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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
			6750[illegible]	CO
			175.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	182.00-
			3383A06/10/00 REL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 2 7 8 6

IDENTIFICATION

JUN 10 1 35 PM '00

No. 761102