3183 06/24 176.02- CHECK

BOOK 5761 PAGE 532 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,246.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 1981

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEMUEL ALLEN, et ux (NAME)	Mortgage Corporation of the South (NAME)	4D-65004
4713 Phoenix Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box #10726 (STREET ADDRESS)	75-4-129
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

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, DARRELL W. GUNDERSON and wife, JONI H. GUNDERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEMUEL ALLEN and wife, NELDA ALLEN,

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:

LAND in Davidson County, Tennessee, being Lot No. 340 on the plan of Section Six, Tulip Grove, of record in Book 4460, page 19, Register's Office for said County.

SAID Lot No. 340 fronts 90.0 feet on the northerly margin of Pheonix Drive and extends back 146.45 feet on the easterly line and 147.15 feet on the westerly line to a dead line in the rear, measuring 90.00 feet thereon.

BEING the same property conveyed to Darrell W. Gunderson and wife, Joni H. Gunderson, by deed from Tucker L. Haynes and wife, Billie J. Haynes, of record in Book 4610, page 451, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 4511, page 994, said Register's Office, and to the matters set forth in the above referenced plan of record.

A part of the consideration for this transfer is the assumption of one certain trust deed dated June 14, 1972, and filed for record June 14, 1972, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4610, page 453, and note of even date thereby secured, in the original principal amount of $31,100.00, payable to Guaranty Mortgage Company of Nashville, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantee.

THE grantee further hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extend of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( ) This is improved (XX) property, known as 4713 Phoenix Drive (House Number) (Street) Nashville, Tennessee (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 our hand s this 23rd day of June, 1981

DARRELL W. GUNDERSON

JONI H. GUNDERSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell W. Gunderson and Joni H. Gunderson

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, Tennessee, this 23rd day of June 19 81

Commission expires 7-17-83

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
DARRELL W. GUNDERSON and wife,

JONI H. GUNDERSON

TO
LEMUEL ALLEN and wife,

NELDA ALLEN

G 4.7-8 6 7

IDENTIF. REFERENCE

JUN 24 2 06 PM '81

FELIX Z. WILSON III REGISTE
DAVIDSON COUNTY, TENN.

RETURN TO:
(iw)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5761 PAGE 534

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
			65246.69- CO	
			169.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 176.02-	
			3183A06/24/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4.7.8.6.7

IDENTIF. REFERENCE

JUN 24 2 06 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 829224