BOOK 5788 PAGE 290 File Bay 11

5050 08/27 2[illegible] CHECK

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$75,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 81

Notary Public

MY COMMISSION EXPIRES: April 17, 198[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lou Ann Kuna (NAME)	1st Tennessee Bank, N.A., Memphis (NAME)	24W-09625
2708 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	Map 104-15
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	Parcel 94

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, XX I, Mary C. Cerreto, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lou Ann Kuna

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 the easterly 60 feet of Lot No. 41 on the Map of Sunset Place Subdivision, as of record in Book 332, page 132, Register's Office for said County.

Said easterly 60 feet of Lot No. 41 fronts 60 feet on the northerly margin of Sunset Place and runs back 160.5 feet on its easterly line and 136 feet on its westerly line to a dead line in the rear on which it measures 62 feet thereon.

BEING the same property conveyed to Mary C. Cerreto by deed from Donny A. Lawson and wife, Pamela Evans Lawson, of record in Book 5591, page 405, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5591, page 408, said Register's Office, securing a promissory note dated April 15, 1980, payable to the order of First Tennessee Bank, N.A., Memphis, with a present unpaid principal balance of approximately $64,786.78, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein.

This conveyance is further subject to any existing easements and restrictions of record.

unimproved (X)
This is improved ( ) property, known as 2708 Sunset Place Nashville, TN 37212
(House Number) (Street) (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 my hand this 26th day of August, 19 81

MARY C. CERRETO: Mary C Cerreto

BOOK 5788 PAGE 291

STATE OF TENNESSEE
Davidson County

Personally appeared before me the undersigned a Notary Public in and for said County and State, the within named Mary C. Cerreto

the bargainor, 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 26th day of August 19 81

Commission expires April 12, 1983

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM Mary C. Cerreto

TO Lou Ann Kuna

357518

IDENTIF. REFERENCE

AUG 27 10 51 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF: _____

FOR _____

BOOK 5788 PAGE 292

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
			75375.00- CO	
			196.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	202.54-
5050	A	08/27/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5751.8

IDENTIF. REFERENCE

AUG 27 10 51 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 840658