This Instrument Prepared By:
DAVID B. HERBERT
Waller, Kelley, Haskell & Crawford
1400 L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
TO BE ASSIGNED	John R. Hulen Steve Hulen	John R. Hulen P. O. Box 150792 Nashville, TN.37215
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. BOOK 6318 PAGE 41
	Same	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,

I2 9 8 9 1

IDENTIF. REFERENCE

JUN 10 2 51 PM '84

REGISTER
DAVIDSON COUNTY, TN

CHARLES M. CLUNAN and wife, MARY MILDRED CLUNAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN R. HULEN and STEVE HULEN

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 Lots Nos. 2, 3, 4, 5, 6 and 7 on the Plan of Section Two, Clunan Heights, as of record in Book 6250, page 27, Register's Office for said County.

Being part of the property conveyed to Charles M. Clunan by deed from Rev. Paul W. Clunan, Virginia W. Clunan, Vincent G. Clunan, Charles Clunan, Mary Delores Clunan Adams, Ann Bernadette Clunan, Warpole, Paul Walsh Clunan, II, H. Martin Clunan, Jr., and Richard W. Clunan, as of record in Book 6301, page 213.

The above named Mary Mildred Clunan joins in this instrument for the purposes of conveying any and all right, title and interest she may have in and to the above property.

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 1984 taxes which have been prorated and Grantor agrees to pay.

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 15th day of June, 19 84

Charles M Clunan
Charles M. Clunan

Mary Mildred Clunan
Mary Mildred Clunan

Mar

3936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6318 PAGE 42

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles M. Clunan and wife, Mary Mildred Clunan 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, the _____ day of June, 19 84.

My commission expires: 7-21-85

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

$ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 84

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CHARLES M. CLUNAN AND WIFE

TO

JOHN R. HULEN AND STEVE HULEN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Box 36

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: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6318 PAGE 43

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTx -STATE TAX CONVEY
MOTx -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			90000.00- CAMT.	
			234.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.50-
			5938A06/18/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I29891

T
IDENTIF. REFERENCE

JUN 18 2 51 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0045210