FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1985

Notary Public

MY COMMISSION EXPIRES: December 4, 1988

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Gunter (NAME)	SAME (NAME)	Map 91-10
7601 Indian Springs Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 422
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #

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, T.J. Evans and wife, Ann Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Gunter

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. 3 on the plan of the Evans Resubdivision of Lot "C", Block 13, B.F. Cockrill Farm, of record in Book 4660, page 108, Register's Office for said County.

SAID Lot No. 3 fronts 57.68 feet on the southwesterly margin of Maxon Avenue and extends back 226.2 feet on the northwesterly line and 209.24 feet on the southeasterly line to a dead line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to T.J. Evans and wife, Ann Evans by deed from Charles R. Childress and wife, Ruby Childress, Ellis M. Murphy and wife, Colleen Murphy and Duncan E. Evans, Jr. and wife, Marion Evans of record in Book 4825, page 738, Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (a) property taxes for 1985 for which Grantee will be responsible and (b) the matters set forth on said Plan of record.

This is unimproved (XX) improved ( ) property, known as 5805 Maxon Ave., Nashville, TN (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 our hands this 25th day of March, 1985

T.J. Evans

Ann Evans

CLOCK 03/26

1939

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 T.J. Evans and wife, Ann Evans

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 25th day of March 19 85

Commission expires December 1987

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

T.J. Evans and wife, Ann Evans

TO

James M. Gunter

PREPARED BY:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

191720

IDENTIF. REFERENCE

MAR 28 9 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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

9500.00- CAMT.
24.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 31.20-
1939A03/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 7 2 0

IDENTIF. REFERENCE

MAR 26 9 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119032