File Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,823.99

James W. Sarratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 85.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6592 PAGE 582

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 W. Sarratt et ux (NAME)	The Kissell Company (NAME)	Map 156-6
905 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1686 (STREET ADDRESS)	Parcel 7
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	9D-29086

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, Jim Gunter and wife, Carolyn S. Gunter,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Sarratt and wife, Patricia B. Sarratt,

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. 749 on the plan of Section Two, Harpeth Woods, of record in book 5200, page 280, Register's Office for said County.

Said Lot No. 749 fronts 86.0 feet on the southerly margin of Harpeth Bend Drive and extends back 150.0 feet on the easterly line and 200.0 feet on the westerly line to a dead line in the rear, measuring 99.5 feet thereon.

Being the same property conveyed to Jim Gunter by deed from Perry M. Davidson and wife, Elaine B. Davidson, recorded in Book 6428 at page 781, rerecorded in Book at page , both in said Register's Office.

This conveyance is made subject to (1) property taxes for 1985 which Grantees shall pay, (2) restrictive covenants recorded in Book 5687 at page 193 and Book 5882 at page 261, both in said Register's Office and (3) the matters shown on said plan.

As part of the consideration for this conveyance, Grantees assume and agree to pay the remainder of the indebtedness evidenced by the note referenced in the deed of trust recorded in Book 6075 at page 564 in said Register's Office according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

Carolyn S. Gunter joins in the execution of this deed only for the purpose of conveying such marital rights as she may have in said property, if any.

This is unimproved ( ) improved (X) property, known as 905 Harpeth Bend Drive, Nashville, Tennessee 37221
(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 14th day of June 1985

Jim Gunter

Carolyn S. Gunter

06/27 200.98- CHK

2338

STATE OF TENNESSEE
Davidson County

BOOK 6592 PAGE 583

Personally appeared before me, Billy H. Teal, a Notary Public in and for said County and State, the within named Jim Gunter and wife, Carolyn S. Gunter

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 14th day of June 19 85

Commission expires 1-19-88

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) (his oath) acknowledged (themselves) (himself) 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
Jim Gunter and wife,
Carolyn S. Gunter

TO
James W. Sarratt and wife,
Patricia B. Sarratt

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

IDENTIF. REFERENCE

File Box 9

FILED JUN 27 8 01 AM 1985
REGISTER
DAVIDSON COUNTY, TN

J. 1. 6. 3. 8 4.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6592 PAGE 584

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
			74823.99- CAMT.	
			194.48 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	200.98-
2338A	06/27/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 6 3 8 4.

IDENTIF. REFERENCE

JUN 27 8 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148662