This instrument prepared by: Gail Pigg, Attorney
Suite 1401
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 6631 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven H. Major and wife, Katherine S. Major	Union National Bank of Little Rock - Mtg. Div.	156-2
(NAME)	(NAME)	
820 Harpeth Bend Dr.	P. O. Box 3318	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Little Rock, AR 72203	168
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the grantees herein of the unpaid balance of a note payable to Mortgage Trust Company, of record in Book 5992, page 198, Register's Office for Davidson County, Tennessee.

RICHARD S. GWINN and wife,
CONNIE J. GWINN

have this day bargained and sold, and do hereby transfer and convey unto the said Steven H. Major and wife, Katherine S. Major their the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 720 on the Plan of Harpeth Woods, Section Two, of record in Plat Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard S. Gwinn and wife, Connie J. Gwinn by deed from Fox Ridge Homes, Inc., of record in Book 5992, page 195, Register's Office for Davidson County, Tennessee.

2873

IDENTIFICATION REFERENCE

AUG 15 10 13 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Subscribed and sworn to before me, this the 14th day of August 1985

Affiant

My commission expires: 10-24-88
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 820 Harpeth Bend Drive (House Number) (Street) Nashville, TN 37221 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1985 taxes; Restrictive covenants in Bk. 5884, pg. 840; Plan of record in Bk. 5200, pg.280

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 August 19 85

(If corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.)

RICHARD S. GWINN

CONNIE J. GWINN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Richard S. Gwinn and wife, Connie J. Gwinn

*the within named 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, *this* 14th *day of* August, *19*85

Mary Ann Johnson *Notary Public*

Commission expires 10-30-85

MARY ANN JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Richard S. Gwinn, et ux

TO

Steven H. Major, et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5631 PAGE 3

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

68500.00- CAMT
178.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
7620A08/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28733

IDENTIFT REFERENCE

AUG 15 10 13 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163566