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File box 1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES 11-7-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Wendy Ann Gunnarsen et vir (NAME)	Troy & Nichols, Inc. (NAME)	162-1
290 April Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	#31
Nashville, Tennessee 37211 (CITY) (STATE) (P.O. ZIP)	Monroe, Louisiana 71211 (CITY) (STATE) (ZIP)	50040711

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, Oscar Rubio and wife, Mattie R. Rubio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy Ann Gunnarsen and husband, Nels C. Gunnarsen

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. 9 on the Plan of Bakwood Heights, as of record in Book 2854, page 97, Register's Office for said County.

SAID Lot No. 9 fronts 121.6 feet on the northwesterly side of April Lane and runs back between lines measuring 237.2 feet on the east and 192.9 feet on the west, to a broken line in the rear, measuring 105.1 feet thereon.

Being part of the same property conveyed to Oscar Rubio and wife, Mattie R. Rubio by deed from Andrew Bowers and wife, Billie June Bowers of record in Book 5221, page 692 Register's Office for Davidson County, Tennessee.

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

10324

IDENTIFICATION REFERENCE

JUN 16 2 03 PM '86

FELIX E. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN

( ) unimproved
(X) improved

This is property, known as 290 April Lane, Nashville, Tennessee 37211
(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 hand this 10th day of June, 19 86

Oscar Rubio Oscar Rubio

Mattie R. Rubio Mattie R. Rubio

STATE OF TENNESSEE
County of Davidson
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 Oscar Rubio and wife, Mattie R. Rubio

or proved to me upon the basis of satisfactory evidence

the bargainor ____, 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 10th day of June, 19 86.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

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, a 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

WARRANTY DEED

FROM
Oscar Rubio
Mattie R. Rubio

TO
Wendy Ann Gunnarsen
Nels C. Gunnarsen

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

540[illegible]- [illegible]
140.50 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 166.00-
GOODAC6/16/86 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10924

IDENTIFICATION REFERENCE

JUN 16 2 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259572