Box 18
JJ.

72122

BOOK 7066 PAGE 537

FRDRE00007 12/11/86 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

IDENTIFICATION REFERENCE

DEC 11 2 04 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Rogers C. Buntin and wife, Betty O. Buntin 4402 Howell Place Nashville, TN	NONE	130-3-6

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Third National Bank as Trustee under the will of Emma S. Fletcher of record in Will Book 155, page 285, Probate Court for Davidson County, Tennessee ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Rogers C. Buntin and wife, Betty O. Buntin ("Grantees"), their heirs and assigns, two tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Being the easterly 200 feet of the northerly 225 feet of lot No. 10 on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, being part of an unnumbered lot north of Howell Place and east of Jackson Boulevard, shown on plans of record in Book 421, pages 98 and 112, said Register's Office.

Said part of Lot No. 10 fronts 200 feet on the northerly side of a 30-foot unnamed private road, formerly the northerly 30 feet of Howell Place, now abandoned, and runs back between parallel lines 225 feet to a dead line.

TRACT II:

Being the northerly 30 feet of that part of Howell Place, now abandoned, adjacent to the above described Tract No. I, on the south and described as follows:

Beginning at the southwest corner of the above described Tract No. 1; thence with the southerly line of said Tract No. 1, eastwardly 200 feet; thence at right angles, southwardly 30 feet to a point 20 feet north of the northeast corner of Lot No. 8 on the Subdivision of Lots Nos. 12 and 13 and Resubdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, said Register's Office; thence westwardly and parallel with the northerly line of said Lot No. 8, 200 feet to the eastern terminus of Howell Place, as now abandoned, thence northwardly 30 feet to the beginning.

Being the same property conveyed to Minos L. Fletcher, Jr. and wife Emma Shwab Fletcher by deed from John F.

House and wife Grace W. House of record in Book 2648, page 441, Register's Office for Davidson County, Tennessee. The said parties having since died, the said Minos L. Fletcher Jr. having predeceased Emma S. Fletcher. And being the same property devised to Third National Bank as Trustee under the will of Emma S. Fletcher, deceased of record in Will Book 155, page 285, Probate Court for Davidson County, Tennessee.

This is improved property known as 4402 Howell Place, Nashville, Tennessee

Said property is conveyed subject to the following matters:

1. Taxes for current year.

2. As to Tract II, deed from William P. Smith and wife, to John F. House, dated July 20, 1956, filed July 23, 1956, and recorded in Book 2547, page 240, Register's Office for Davidson County, Tennessee, contains the following provision:

"It is understood and agreed by and between the grantors and the grantee herein, and the same shall be a covenant running with the land, that no part of said property shall ever be used for building purposes, and no improvements other than driveways and shrubbery shall be located thereon, the North 6 feet of which property shall be used, and kept as a grass plot, the center strip of 18 feet in width may be used for driveway purposes, and the South 6 feet of the property shall be kept as a grass shrubbery plot and so maintained by the present grantee, his successors and assigns."

3. All easements not of record, and all building and zoning restrictions.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantor executes this instrument solely in its fiduciary capacity and not individually and the warranties herein made by it are limited to those warranties which it can and should make in its fiduciary capacity and not otherwise.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11 day of December 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

THIRD NATIONAL BANK, AS TRUSTEE UNDER THE WILL OF EMMA S. FLETCHER

By: Leanne Ware
UP + TO (title)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LEONARD N. WOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be VICE PRESIDENT & TRUST OF of Third National Bank, the within named bargainor, a national banking association, and that he as such UP & TO executed the foregoing instrument for the purposes therein contained, by signing the name of Third National Bank by himself as VICE-PRESIDENT & TRUST OFFICER.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 11th day of December, 1986.

Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $410,000.00.

Affiant

Sworn to and subscribed before me this 11 day of December, 1986.

Notary Public

My Commission Expires:

My Commission Expires Nov. 12, 1989

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

RECEIVED OF _____

FOR _____

BOOK 7066 PAGE 540

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
			41050[illegible].10- CONT.	
			1148.00 CSTAX	
			.50 PRFE[illegible]	
			9.00 WD[illegible]	
			CHECK 1157.50-	
			01270[illegible]/86 BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-2122

IDENTIFICATION REFERENCE

Dec 11 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No21875