Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Louie Buntin
3303 Wimbledon Avenue
Nashville, TN. 37215

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
7DA-35850
Map 117
Parcel 9

WARRANTY DEED BOOK 7092 PAGE 366

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John K. Folger and wife, Mary H. Folger

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Louie Buntin and wife, Laurel Buntin

hereinafter called the Grantee, Grantee's 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. 1 (the westerly lot) on the plan of Resubdivision of Parcel 18, Folgers Subdivision, of record in Book 6050, page 281, Register's Office for said County.

SAID Lot No. 1 fronts 115.00 feet on the southerly margin of Wimbledon Road and extends back 151.50 feet on the easterly line and 153.31 feet on the westerly line to a dead line in the rear, measuring 115.00 feet thereon.

Being a portion of the same property conveyed to John K. Folger and wife, Mary H. Folger by deed from James M. Perrin and wife, Ellen C. Perrin of record in Book 6814, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is being executed on behalf of Mary H. Folger by John K. Folger as her Attorney in Fact pursuant to a Power of Attorney which is being recorded immediately prior to this instrument.

This is ~~(X)~~ improved property, known as 3303 Wimbledon Avenue, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of December, 19 86.

Mary H. Folger
BY: John K. Folger, Attorney in Fact

John K. Folger

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of December, 19 86, before me personally appeared John K. Folger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 263,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of December, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John K. Folger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) an d who acknowledged that he executed the within instrument on behalf of Mary H. Folger as her Attorney in Fact as the free act and deed of the within named Mary H. Folger.

Witness my hand and official seal at Nashville, TN. this the 30th day of December, 1986.

_____
Notary Public

My Commission expires: 10-24-88

WARRANTY DEED

from:
John K. Folger and wife, Mary H. Folger

to:
Louie Buntin and wife, Laurel Buntin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26112

BOOK 7092 PAGE 368

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 30th day of December, 19 86.

Notary Public

My Commission Expires: 10-24-88

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7 9 0 8 7.

IDENTIFICATION REFERENCE

DEC 31 6 39 PM '86

A. Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 369

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
			263000. 3- CAMT.	
			736.40 CSTAX	
			.50 PRFE	
			9.00 WDE	
			CHECK	745.90-
			395ENTE/31/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 0 8 7.

IDENTIFICATION REFERENCE

Dec 31 6 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29617