BOOK 7189 PAGE 31 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 87

Notary Public

MY COMMISSION EXPIRES: 7/28/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: Taylor, Schlater, Lassister, Tidwell & Trentham, ATTY.
REALTY TITLE & ESCROW COMPANY, INC., P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: and Mortgagee	MAP-PARCEL NUMBERS
Gerald Brian Kauffman (NAME)	Covenant Mortgage Corporation (NAME)	3DZ-45425
2814 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	84-8, 2
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, Pete Lunati and wife, Barbara Lunati

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Brian Kauffman and wife, Diane Evans Duvall

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. 14 on the Plan of Sunny Acres, Section II, of record in Book 2663, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pete Lunati and wife, Barbara Lunati by deed from Allen R. Ziehr and wife, Dorris P. Ziehr of record in Book 7083, Page 836, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2736, Page 124, and all matters shown on the Plan of Record.

10279

IDENTIFICATION REFERENCE

APR 1 3 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) properties, known as 2814 Windemere Drive, Nashville, TN 37214
(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 31st day of March 19 87

Pete Lunati

Barbara Lunati

1237

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7189 PAGE 32

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pete Lunati and wife, Barbara Lunati

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this 31st day of March, 198XXXX 1987.

Commission expires: July 18, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ self as such _____.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 198____.

Commission expires: _____

Notary Public

WARRANTY DEED

FROM Pete Lunati and wife, Barbara Lunati

TO Gerald Brian Kauffman and wife, Diane Evans Duvall

PLATEAU TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P. O. BOX 1369
BRENTWOOD, TN 37027.

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

9[illegible]0- CANT.
270.00 COTAX
.50 [illegible]
6.00 [illegible]
CHECK 285.10-
9207[illegible]1/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10279.

IDENTIFI REFERENCE

APR 1 3 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64169