5506
542513-1

Box 14

BOOK 7780 PAGE 624 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 89.

Notary Public

MY COMMISSION EXPIRES: 4/23/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Lundstrom (NAME)	Fidelity Federal Savings & Loan (NAME)	130-7-73
4010 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-34005
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Ralph E. Sonntag and wife, Laura K. Sonntag

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Lundstrom and wife, Kathryn L. Lundstrom

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 part of Lots 221 and 222 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, page 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the northerly side of Iroquois Place on the Map of a re-subdivision of part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for Davidson county described as follows:

Beginning at a point in the northerly margin of Iroquois Place, 375 feet east of the east margin of Lynwood Boulevard; thence northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, page 604, said Register's Office; thence along said Vance's easterly line, north 6 deg. 40' East 130 feet, more or less, to a point; thence easterly 115 feet, more or less, to a point at the northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, page 3, said Register's Office; thence along Karr's west line, south 1 deg. West 272.33 feet, more or less to the north margin of Iroquois Place; thence with the margin of same westerly 140.1 feet to the beginning.

Being the same property conveyed to Ralph E. Sonntag and wife, Laura K. Sonntag by deed from Jane T. Wohlbold, a widow as of record in Book 6913, page 693, said Register's Office.

See Reverse Side

This is {unimproved / improved (XX)} property, known as 4010 Iroquois Avenue, Nashville, Tennessee 37205
(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 their hands this 22nd day of February, 19 89

Ralph E. Sonntag
Ralph E. Sonntag

Laura K. Sonntag
Laura K. Sonntag

BOOK 7780 PAGE 625

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph E. Sonntag and wife, Laura K. Sonntag

the bargainors, 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 Nashville, Tennessee, this 22nd day of February, 1989.

Notary Public

Commission Expires 1/23/93

STATE OF TENNESSEE
Davidson County

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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Ralph E. Sonntag and wife, Laura K. Sonntag

TO
Kenneth W. Lundstrom and wife, Kathryn L. Lundstrom

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

The Plan of record in Book 421, page 102, & 103, Book 1424, page 31, said Register's Office, shows an Owner's Certificate, and shows no cetain easements or setback lines.

Restrictions contained in instrument of record in Book 2496, page 355, Book 2496, page 359, Book 2496, page 369, Book 2496, page 363, Book 2496, page 371 said Register's Office.

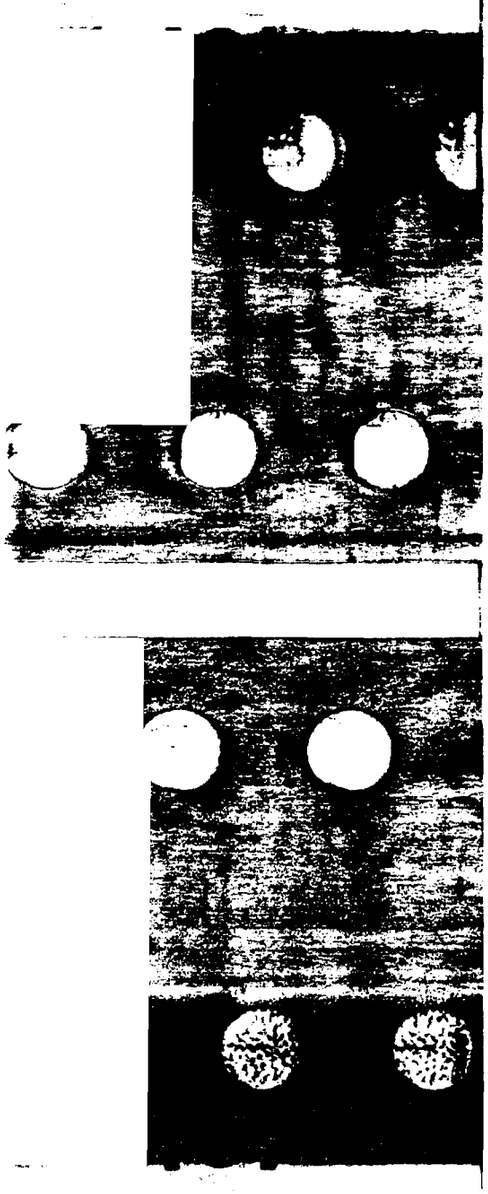
1189.5.

IDENTIFICATION

FEB 27 2 36 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0667 02/27 0101 03CHECK 610.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 626

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 183000.00
CON TX 603.90
PRFEE 0.50
WDEED 6.00
TOTAL 610.40
CHECK 610.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/89 01 14:38 0001 0667

11895

IDENTIFICATION REFERENCE

Fe27 2 38 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185094