Box 6
P16

~~BOX 32~~

This Instrument Prepared by:
B. Anthony Saunders, Atty.
7th Floor First American Center
Nashville, TN 37237-0721

# WARRANTY DEED

BOOK 8563 PAGE 902

| *ADDRESS NEW OWNER(S) AS FOLLOWS:* | *SEND TAX BILLS TO:* | *MAP PARCEL NUMBERS* |
|---|---|---|
| *Roy W. Wunsch, et ux*<br>*Mary Ann McCready* | *New Owner* | *Map 132-10*<br>*Parcel 64 &*<br>*Map 132-10*<br>*parcel 69* |
| *(Name)*<br>*4432 Curtiswood Circle* | *(Name)*<br>*4432 Curtiswood Circle* | |
| *(Street Address or Route Number)*<br>*Nashville, TN 37204* | *(Street Address)*<br>*Nashville, TN 37204* | |
| *(City) (P.O. Zone) (State)* | *(City) (P.O. Zone) (State)* | |

***FOR AND IN CONSIDERATION*** *of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dotson R. Guinn and wife, Peggy N. Guinn (hereinafter "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said* ***Roy W. Wunsch and wife, Mary Ann McCready****, as tenants by the entirety, (hereinafter, jointly and severally, "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

*Tract I:* *Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Curtiswood Estates II, of record in Book 5200, page 371, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.*

*Tract II:* *A piece of property lying south of and adjacent to Lot No. 1 on the Plan of Curtiswood Estates II, of record in Book 5200, page 371, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:*

*Beginning at the southwesterly corner of said Lot No. 1, thence with the southerly line of Lot No. 1, south 73 degrees 23 minutes 21 seconds east 155.79 feet to an iron pin; thence, south 1 degree 54 minutes 44 seconds west 56.82 feet to a point; thence, north 71 degrees 58 minutes 57 seconds west 51.01 feet to an iron pin; thence, north 71 degrees 17 minutes 43 seconds west 106.34 feet to an iron pin; thence north 2 degrees 02 minutes 54 seconds east 51.49 feet to the point of beginning.*

*Being the same property conveyed to Dotson R. Guinn and wife, Peggy N. Guinn by deed from William R. Bonnell and Lynn T. Bonnell, husband and wife, of record in Book 8174, page 802 and Quitclaim Deed from William R. Bonnell and Lynn T. Bonnell, husband and wife, of record in Book 8174, page 805, Register's Office for Davidson County, Tennessee.*

*This property description being the same as used in the last conveyance of subject property.*

*This conveyance is made subject to the following: 1992 property taxes, a lien, but not yet due and payable, and same are being prorated as of date of deed; restrictive covenants of record in Book 5850, page 952, and Book 6091, page 56; all matters as set out in plan of record in Book 5200, page 371; subject to Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, department of Water and Sewerage Services for water main construction of record in Book 5947, page 508, Register's Office for Davidson County, Tennessee.*

90782

IDENTIFICATION REFERENCE

MAR 9 11 09 AM '92

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ ~~450,000.00~~ 448,000.00 Subscribed and sworn to before me, this 6 day of March, 1992.

Affiant

My Commission expires: 1-23-93
(Affix Seal)

Notary Public

Improved property, known as: 442 Curtiswood Lane, Nashville, TN 37204.

BOOK 8569 PAGE 903

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for as noted above.

Grantor further covenants and binds itself, its heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6th day of March, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and state.

Dotson R. Guinn

Peggy N. Guinn

4621 03/09 0101 03CHECK 1664.60

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~) Montgomery

Before me, a Notary Public for the State and County aforesaid, personally appeared Dotson R. Guinn and wife, Peggy N. Guinn, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained by signing their name.

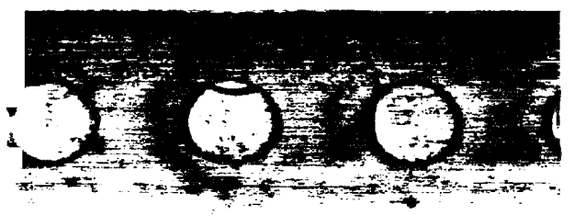
Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of March, 1992.

NOTARY PUBLIC

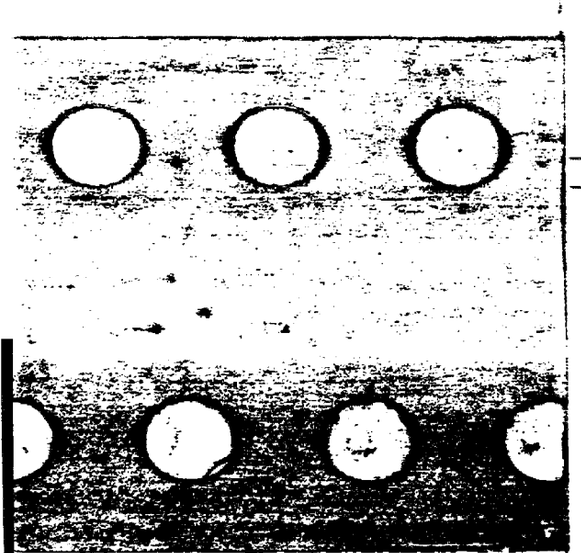
My commission expires:

9-15-92

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**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8569 PAGE 904

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | |
| | 448000.00 |
| CON TX | 1657.60 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 1664.60 |
| CHECK | 1664.60 |

03/09/92 01 11:09 0001 4621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90782

IDENTIFICATION REFERENCE

MAR 9 11 09 AM '92

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN

No. 509089