THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 8897 PAGE 948

ADDRESS NEW OWNER:
James H. Bunch, et ux
221 Craigmeade Drive
Nashville, TN 37214

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
95-1-43
FB No. 3DZ 42 626

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Beverly Ward Borchert and Patricia Ward Cherry, devisees under the Last Will and Testament of James M. Ward,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James H. Bunch and wife, Shirley Y. Bunch,** 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:

> Being Lot No. 38 on the Plan of Donelson Hills Subdivision of record in Book 2331, page 22, Register's Office for said County.
>
> Beginning at a point on the easterly margin of Dearborn Drive at the common corner of Lots No. 38 and 39; thence northerly 135 feet to the beginning of a curve; thence around the curve 31.42 feet to a point on Guaranty Drive; thence easterly along the margin of Guaranty Drive, 177.2 feet to a point; thence southerly 149.3 feet to a point; thence westerly 173.2 feet to the beginning.
>
> Being the same property conveyed to James M. Ward, by deed from Robert C. Roberts, III and wife, Janet L. Roberts, as of record in Book 5306, page 341, Register's Office for Davidson County, Tennessee. The said James M. Ward is deceased and the Grantors are the devisees under his Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 2007 Dearborn Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2395, page 365, and easements, covenants and conditions as shown on the Plan of record in Plat Book 2331, page 22, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 25th day of March, 1993.

Beverly Ward Borchert
BEVERLY WARD BORCHERT

Patricia Ward Cherry
PATRICIA WARD CHERRY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly Ward Borchert and Patricia Ward Cherry**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25th day of March, 1993.

Teresa L Leat
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-5-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $27,500.00.

Beverly Ward Borchert
AFFIANT

Subscribed and sworn to before me this 25th day of March, 1993.

Teresa L Leat
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-5-95

03840

REFERENCE

93 MAR 29 9 05 AM '93

WILSON COUNTY, TN

9442 03/29 1101 03CHECK 295.75



OFFICIAL RECEIPT

FELIX Z. WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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
			CAMT	77500.00
			CON TX	286.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	295.75
			CHECK	295.75
03/29/93	01	09:05 0001		6442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03840

THE TREFFERENCE

MAR 29 9 05 AM '93

DAVIDSON COUNTY, TN

No. 633908