35679

IDENTIF. ↑ REFERENCE

93 JUN 29 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
Paul S. Parker
Dodson, Parker & Behm
P. O. Box 198066
Nashville, TN 37219
(615) 254-2291

BOOK 8997 PAGE 431

SPECIAL WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| James & Shirley Bunch<br>2146 June Drive<br>Nashville, TN 37214 | James & Shirley Bunch<br>2146 June Drive<br>Nashville, TN 37214 | Map 95-2<br>Parcel 14 |

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE THOUSAND AND NO/100 ($75,000.00) Dollars, we, BOBBIE JEAN WILHOITE and BARBARA HARBIN, as Co-Executors of the Estate of Blanche T. Keller, and BOBBIE JEAN WILHOITE and JOHN W. HARBIN, individually (collectively the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto JAMES BUNCH and SHIRLEY BUNCH, husband and wife, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot 47 on the Plan of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said county.
>
> Said Lot No. 47 fronts 248.03 feet on the north side of June Drive and runs back 167.1 feet on the east line and 210.9 feet on the west line, to a dead line on which it measures 175.7 feet.
>
> Being the same property conveyed to Dan G. Keller and Blanche T. Keller, husband and wife, by deed from James C. Nicholson and wife, Sally H. Nicholson, of record in Book 4798, page 847, Register's Office for said County. Dan G. Keller having previously died, his interest passing to his surviving spouse,Blanche T. Keller, who is now deceased and whose estate is being probated in the Probate Court for Davidson County, Tennessee, under Case No. 93P-665.

---

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Subscribed and sworn to before me this the 25 day of June, 1993.

James H. Bunch
Affiant

Cindy R. Alexander
Notary Public

My Commission Expires:
March 22, 1997

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is improved property, known as 2146 June Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES BUNCH and SHIRLEY BUNCH, husband and wife, their successors, heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except: i.) for 1993 real property taxes which have been prorated and assumed by the Grantees; ii.) restrictive covenants of record in Book 2396, page 365, Register's Office for Davidson County, Tennessee; and iii.) as otherwise expressly set out herein.

Grantors do further covenant and bind themselves, thier heirs, and representatives to warrant and forever defend the title to said real estate to the said JAMES BUNCH and SHIRLEY BUNCH, husband and wife, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantors, but not otherwise.

WITNESS our hands this the 25th day of June, 1993.

Bobbie Jean Wilhoite
BOBBIE JEAN WILHOITE
Co-Executor for the Estate
of Blanche T. Keller

Barbara Harbin by Bobbie Jean Wilhoite Atty. in Fact
BARBARA HARBIN
Co-Executor for the Estate
of Blanche T. Keller

Bobbie Jean Wilhoite
BOBBIE JEAN WILHOITE

John W Harbin
JOHN W. HARBIN



STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

On this the 25th day of June, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared BOBBIE JEAN WILHOITE, individually and as Co-Executrix of the Estate of Blanche T. Keller, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the 25th day of June, 1993.

Cindy R. Alexander
Notary Public

My Commission Expires:

March 22, 1997

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

On this the 25th day of June, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared BOBBIE JEAN WILHOITE pursuant to the Limited Durable Power of Attorney granted to her by BARBARA HARBIN, as a Co-Executrix of the Estate of Blanche T. Keller, to me known to be the person described in and who executed the foregoing instrument as the attorney in fact for BARBARA HARDIN, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office in Nashville, Tennessee, this the 25th day of June, 1993.

Cindy R. Alexander
Notary Public

My Commission Expires:

March 22, 1997

STATE OF FLORIDA :

COUNTY OF BREVARD:

On this the 26TH day of June, 1993, before me, the undersigned authority, a Notary Public in and for the said State and County, personally appeared JOHN W. HARBIN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office in PALM BAY, Florida, this the 26TH day of June, 1993.

Robert Lee Pindell, Jr.
Notary Public

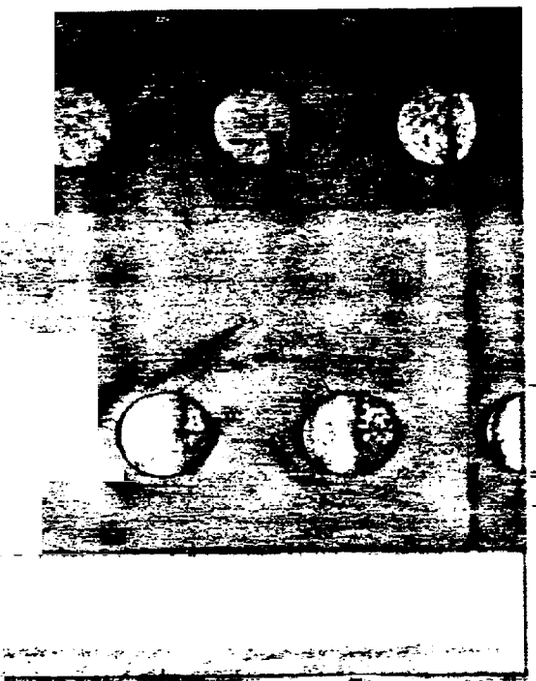
My Commission Expires:

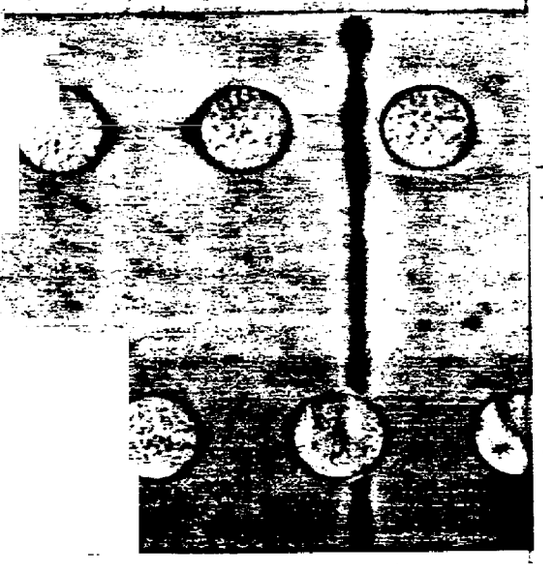
MAY 21, 1997

ROBERT LEE PINDELL, JR.
MY COMMISSION # CC 286368
EXPIRES: May 21, 1997
Bonded Thru Notary Public Underwriters

06/29 CHECK

290.50





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

RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 434

| | | |
|---|---|---|
| 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 75000.00 |
| | | | | CON TX 277.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 290.50 |
| | | | | CHECK 290.50 |
| | | | 06/29/93 01 | 14:19 0001 3402 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

35679
IDENTIF. ↑ REFERENCE

93 JUN 29 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 668595