60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9968 PG 2

ADDRESS NEW OWNER:
Velton R. Bunch and Shelly Bauerly-Bunch
730 Hill Rd.
Brentwood, TN 37027

SEND TAX BILL:
Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 160-7
GROUP
PARCEL 39

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, I, George D. Shreeve, Sr., unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Velton R. Bunch and wife, Shelly Bauerly-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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 20 on the Plan of the subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being Lot "M" on a survey by Z.J. Wilkinson dated July 20, 1954 described in Book 4441, page 199, Register's Office, Davidson County, Tennessee, and an additional tract adjoining and lying to the east of said tract described in Book 5798, page 493, said Register's Office.

Being the same property conveyed to Betty Allen by deeds of record in Book 4441, page 199, and Book 5798, page 493, Register's Office for Davidson County, Tennessee; further being the property vested in George Draper Shreeve, Sr. Under the Last Will and Testament of Betty Allen Shreeve, 94-P-1413, Probate Court of Davidson County, Tennessee,

This is improved property known as 730 Hill Rd., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Velton R. Bunch and wife, Shelly Bauerly-Bunch, their heirs and assigns, forever; and I, George D. Shreeve, Sr. do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0156747
IDENTIF. & REFERENCE

96 MAR -5 AM 9:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness my hand this the 1st day of March, 1996.

George D. Shreeve, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George D. Shreeve, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of March, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 355,000.00.

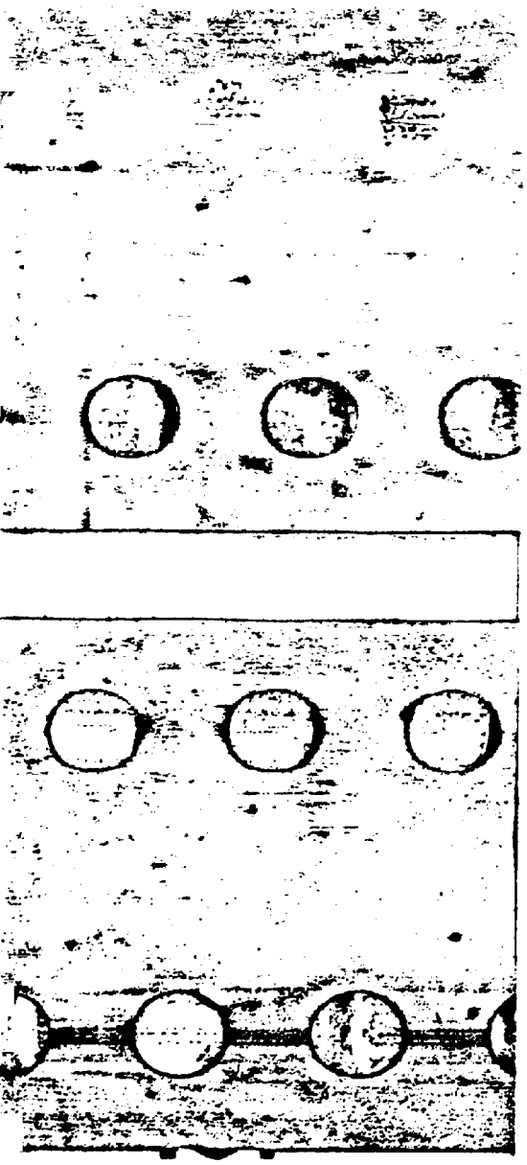
AFFIANT

Subscribed and sworn to before me this 1st day of March, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

4791 03/05 0101 03CHECK 1322.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9968 PG 4

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 355000.00
CON TX 1313.50
PRFEE 1.00
WDEED 8.00
TOTAL 1322.50
CHECK 1322.50

03/05/96 01 09:30 0001 4791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156747
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 9:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1012908