BK 9996 PG 58

BK 598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Gunselman	SAME	MAP 60-16
(NAME)	(NAME)	
2820 Jones Avenue		PARCEL 126
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lavonda D. Putty and husband, Michael Putty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Gunselman and wife, Teresa J. Gunselman

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 Lot No. 20-F on the Final Plan of Joywood Heights, Section 3, not of record, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 22, 1954, as follows:

BEGINNING on the westerly margin of Jones Avenue at a point 70.7 feet north of the northeast corner of Lot No. 21, being the northeast corner of the property conveyed to Thomas Henry Speight, Jr. and wife, by Deed from Bobby Gray Anglea and wife, of record in Book 3466, Page 397, Register's Office for said County; thence with said Avenue, northwardly 70 feet to the southeast corner of the property convyed to James L. Merritt and wife, by Deed from Charles C. Busby, of record in Book 3613, Page 562, said Register's Office; thence with the southerly line of said Merritt property, southwestwardly 275 feet to the easterly line of Lot No. 19, the northwest corner of said Speight property; thence with the northerly line of said Speight property, eastwardly 275 feet to the beginning, said lot being triangular in shape.

Being the same property conveyed to Lavonda D. Putty by deed from Lucille Simmons, single of record in Book 9291, Page 494, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building

CONTINUED

This is improved (X) unimproved ( ) property, known as 2820 Jones Avenue, Nashville, Tennessee 37207
(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 our hand s this 27th day of March, 19 96

Lavonda D. Putty
Lavonda D. Putty

Michael Putty
Michael Putty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lavonda D. Patty and husband, Michael Patty

the bargainor S 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 27th day of March, 19 96.

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

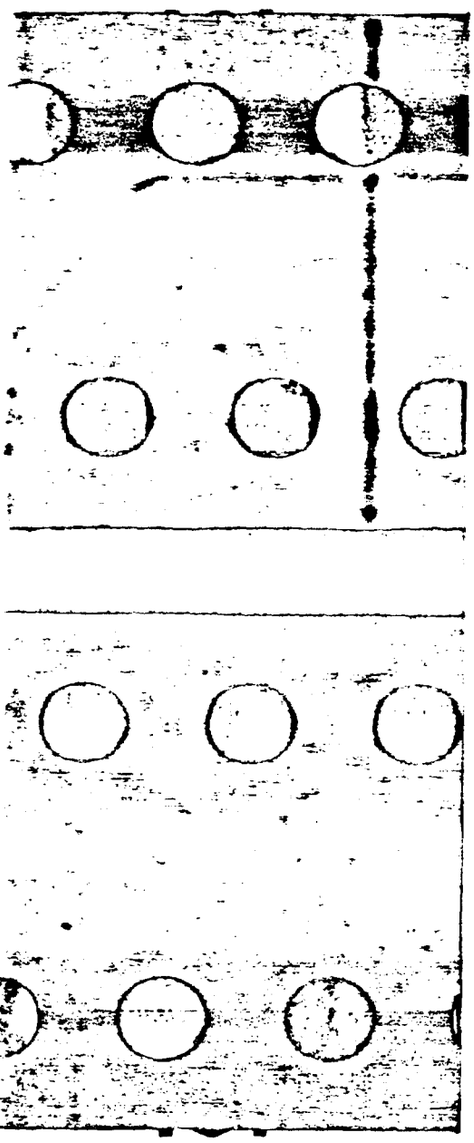
LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

01654 76
IDENTIFICATION REFERENCE

96 MAR 29 PM 1:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1209 25.75 0101 03-CHECK 163-10



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9996 PG 60

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	43000.00
CON TX	139.10
PRFEE	1.00
MNEED	8.00
TOTAL	168.10
CHECK	168.10

03/29/96 01 13:16 0001 4209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165476
IDENTIF. # REFERENCE

96 MAR 29 PM 1:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022221