10859-1

14A

WARRANTY DEED

BOOK 10050 PG 284

Name & Address of Owner:	*Send Tax Notices:*	*Map-Parcel No.*
James H. Bunch	SunTrust Bank, Nashville	**95 - 10 - 115.01**
264 Craigmeade Drive	P.O. Box 305110, 7th Floor	
Nashville, TN 37214	Nashville, TN 37230-5110	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $205,000.00.

James H. Bunch
AFFIANT

Sworn to and subscribed before me this 13th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 7/26/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED FIVE THOUSAND and No/100 DOLLARS ($205,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, We, **CORUL D. PATE** and **WILMA DENE SUTTON**, have bargained and sold and by these presents do transfer and convey unto **JAMES H. BUNCH** and wife, **SHIRLEY J. BUNCH**, their heirs and assigns, the following described tract or parcel of land located and situated in the Third (3rd) Civil District of Davidson County, Tennessee, and being the Northwest corner of the J. R. Coarsey tract, known as Elm Hill Acres, and being more particularly described by *Cantrell & Morrison, Engineers, September 15, 1966*, as follows:

BEGINNING at a fence post on Wilson's South line; thence South 81 degrees 25 minutes East with Wilson's South line 213.1 feet to the westerly right-of-way of Briley Parkway; thence southerly with said right-of-way and along a curve having a radius of 2964.8 feet, a distance of 1166.4 feet to the center of Dairy Spring Branch; thence southwesterly 175 feet, more or less, with the center of Dairy Spring Branch to the center of Sims Branch; thence northwesterly with the center of Sims Branch 1645 feet, more or less, to the center of Mill Creek; thence northerly with the center of Mill Creek 490 feet, more or less, to a point, being Coarsey's northwest corner; thence South 80 degrees 00 minutes East with Coarsey's north line 1013.8 feet to a locust tree; thence North 22 degrees 50 minutes East 320 feet to the point of **BEGINNING**, containing 25.78 acres, more or less.

BEING property vested in **Corul D. Pate** and **Wilma Dene Sutton**, by descent from **Flora Pate**, they being her sole heirs at law. Flora Pate was vested as the surviving tenant by the entirety by deed from **J.R. Coarsey, Trustee**, to **J.H. Pate** and wife, **Flora Pate**, dated September 21,

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW

1966, and of record in Deed Book 4061, Page 685, Register's Office for Davidson County, Tennessee. **J.H. Pate died November 18, 1982.**

Possession with deed. 1996 Property taxes prorated.

THIS CONVEYANCE IS SUBJECT TO:

1. Restrictions, easements and exceptions, noted and referred to in deed, of record in Deed Book 2393, Page 276, Register's Office for Davidson County, Tennessee.
2. Dedication of easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4822, Page 659, said Register's Office.
3. Dedication of easement for Public Thoroughfare, of record in Book 4252, Page 488, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **JAMES H. BUNCH** and wife, **SHIRLEY J. BUNCH**, their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **JAMES H. BUNCH** and wife, **SHIRLEY J. BUNCH**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 13th day of May, 1996.

See Attached Exhibit "A"

Corul D Pate
CORUL D. PATE

Wilma Dene Sutton
WILMA DENE SUTTON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named **CORUL D. PATE** and **WILMA DENE SUTTON**, the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices in Davidson County, Tennessee, on this the 13th day of May, 1996.

NOTARY PUBLIC

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7/24/97

EXHIBIT "A"

THIS INSTRUMENT PREPARED BY: BASS & BASS, ATTORNEY, CARTHAGE, TN

No. D 96050084

BOOK 10050 PG 286

A F F I D A V I T

1672 05/15 0101 03CHECK 771.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

CORUL D. PATE, having first been duly sworn, makes oath and says he and Wilma Dene Sutton, were the sole heirs at law of Flora Pate and neither used the premises located at 264 Craigmeade Drive, Donelson, Davidson County, Tennessee, owned by Flora Pate, as our usual place of residence.

DATED this 8th day of May, 1996.

Corul D Pate

CORUL D. PATE

Sworn to and subscribed before me on this the 8th day of May, 1996.

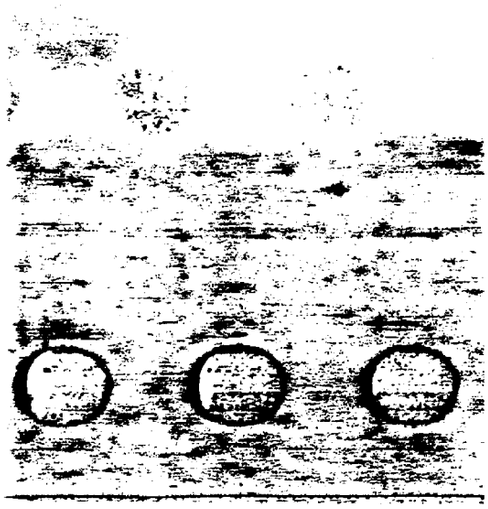
NOTARY PUBLIC

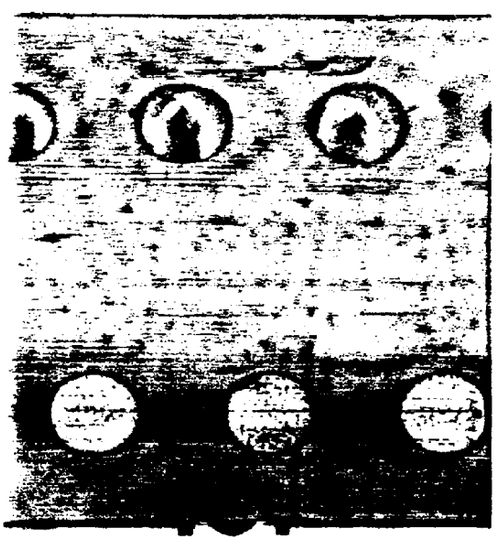
My Commission Expires: 7/24/97

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

96 MAY 15 AM 10:50
DAVIDSON COUNTY, TN.

0181787
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10050 PG 287

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	
	205000.00
CON TX	758.50
PRFEE	1.00
WDEED	12.00
TOTAL	771.50
CHECK	771.50

05/15/96 01 10:53 0001 1672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181787
IDENTIF. ↑ REFERENCE

96 MAY 15 AM 10:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039639