0472729

IDENTIF. & REFERENCE

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

MAIL EM!

98 AUG 10 AM 9:42

DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
James H. Bunch, et ux
503 Bismark Drive
Nashville, TN 37214

MORTGAGEE:

BOOK 11058 PAGE 287

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map & Parcel: 95-10-26
Field Book #: 3DZ-36460

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, **Steve H. Harman, Sr., Robbie L. Evetts and Michael W. Harman, as tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James H. Bunch and wife, Shirley 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 shown as Tract No. 4 on a copy of a survey made by Cantrell, Connell & Morrison, Engineers, dated January, 1958, described as follows:

4582 08/10/98 0101 03CHECK 311.00

Beginning at a point on the northwesterly margin of Bismark Drive, said point being 210 feet northeasterly from the southeasterly corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, R.O.D.C., Tennessee; thence northwesterly 378.2 feet, more or less, to a point in the center line of Mill Creek; thence with the center line of Mill Creek 71 feet, more or less, to a point; thence southeasterly 307.1 feet to a point in the northwesterly margin of Bismark Drive; thence with the margin of said Drive southwestwardly 70 feet to the point of beginning.

Being the same property conveyed to Wade H. Harman, Jr. and wife, Mollie L. Harman, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 2909, page 495, Register's Office for Davidson County, Tennessee. Wade G. Harman has since died on March 27, 1983. By QuitClaim Deed of record in Book 8429, page 186, said R.O., Mollie L. Harman, a widow, conveyed the subject property to Steve Hampton Harman, Sr., by QuitClaim Deed of record in Book 8675, page 45, said R.O., the subject property was conveyed to Mollie L. Harman, as to a life estate, with remainder to Steve H. Harman, Sr., Peggy J. Sullivan, Lynda J. Frye, Robbie L. Evetts and Michael W. Harman, as tenants in common. By QuitClaim Deed of record in Book 10432, page 27, said R.O., for the express purpose of

conveying the interest of Peggy J. Sullivan to her co-tenants in common, the property was conveyed to Steve H. Harman, Sr., Lynda J. Frye, Robbie L. Evetts and Michael W. Harman, as tenants in common, subject to the life estate of Mollie L. Harman. By QuitClaim Deed of record in Book 10641, page 900, said R.O., for the express purpose of conveying the interest of Lynda J. Frye to her co-tenants in common, the property was conveyed to Steve H. Harman, Sr., Robbie L. Evetts and Michael W. Harman, as tenants in common, subject to the life estate of Mollie L. Harman. Mollie L. Harman died on May 7, 1998.

This is improved property known as 503 Bismark 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, if any, and an easement for sanitary sewer and/or storm drainage purposes of record in Book 4260, page 353, Register's Office for Davidson County, Tennessee, and easements and covenants and conditions as shown on the survey made by Cantrell, Connell & Morrison, Engineers, dated January, 1958.

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 31st day of July, 1998.

Steve H. Harman Sr.
By Robbie L. Evetts Atty in Fact
STEVE H. HARMAN, SR., BY: ROBBIE L. EVETTS, ATTORNEY-IN-FACT

Robbie L. Evetts
ROBBIE L. EVETTS

Michael W. Harman By Robbie L. Evetts Atty in Fact
MICHAEL W. HARMAN BY: ROBBIE L. EVETTS, ATTORNEY-IN-FACT

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 **Robbie L. Evetts**, 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 31st day of July, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 31st day of July, 1998, before me personally appeared **ROBBIE L. EVETTS,** to me known to be the person who executed the foregoing instrument in behalf of **Steve H. Harman, Sr., and Michael W. Harman,** and acknowledged that she executed the same as the free act and deed of the said Steve H. Harman, Sr., and Michael W. Harman.

Witness my hand and official seal at the office in Mt. Juliet, Tennessee, this the 31st day of July, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$80,000.00.**

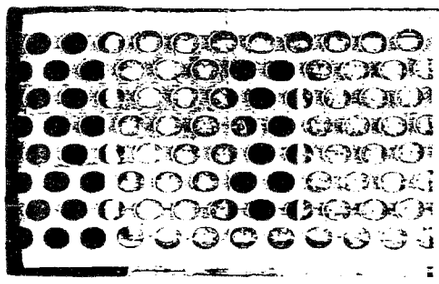
James H. Bond
AFFIANT

Subscribed and sworn to before me
this 31st day of July, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001



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

RECEIVED OF _____

FOR _____

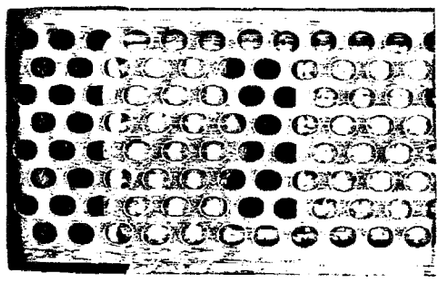
BOOK 11058 PAGE 290

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 80000.00
CON TX 296.00
PRFEE 1.00
MTGTX 12.00
CFEE 2.00
TOTAL 311.00
CHECK 311.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0472729
IDENTIF. # REFERENCE

98 AUG 10 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/10/98 01 09:43 0001 4582

No. 1330149