RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38629 FILE BOX "7"

Instr:200002010010504 Page: 1 OF 2
REC'D FOR REC 02/01/2000 2:53:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $575.35

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,500.00.**

Lauralee Gunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **26TH DAY OF JANUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

DAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LAURALEE GUNTER **1700 Primrose Avenue** **Nashville, Tennessee 37212**	**SAME**	**117-4-382** **24W 14295**

FOR AND IN 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, JOSEPH A. DAUGHERTY and wife, CONSTANCE ROTTERO DAUGHERTY as to a 75% interest and ANDREW SHOOKHOFF , as to a 25% interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURALEE GUNTER , Unmarried**

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 easterly part of Lot No. 64 on the Plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 64 begins on the northerly margin of Primrose Avenue, 5 feet east of the corner of Lot Nos. 63 and 64, Mrs. Lucy P. Parker's southeasterly corner; thence with the northerly margin of said Avenue, easterly 56.3 feet to the beginning of a curve; thence around said curve in a northeasterly direction 15.7 feet to a point in the westerly margin of Oakland Avenue northerly 151.8 feet to the southerly margin of an alley; thence with said alley westerly 86.8 feet to said Parker's northeasterly corner; thence with her easterly line southerly 160 feet to the point of beginning.

BEING part of the same property conveyed to Joseph A. Daugherty and wife, Constance Rottero Daugherty and Andrew Shookhoff by deed from Rita Claire Rottero Farquhar and husband, John L. Farquhar, Imelda Josephine Rottero Everhart and husband, Calvin Everhart, Eugene Edward Rottero and wife, Barbara F. Rottero, and Celeste Rottero Brooks Norman and husband, John E. Norman, of record in Book 9863, page 251, and by deed from Robert Whitman of record in Book 8519, page 180, and from the Estate of William Black Whitson of record in Book 7271, page 16, Register's Office for Davidosn County, Tennessee.

This is improved property known as 1700 Primrose Avenue, Nashville, Tennessee 37212

THIS is investment property and has never been the residence of Grantors NOR their spouses.

TO HAVE AND TO HOLD the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.

Whenever 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 26th DAY OF JANUARY, 2000.

JOSEPH A. DAUGHERTY	**CONSTANCE ROTTERO DAUGHERTY**	**ANDREW SHOOKHOFF**

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 **JOSEPH A. DAUGHERTY and wife, CONSTANCE ROTTERO DAUGHERTY and ANDREW SHOOKHOFF** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002