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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Ronald D. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 74.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Barnes (NAME)	Commerce Union Bank (NAME)	5D-46956
3925 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 148-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 56

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, GEORGE GUNSELMAN and wife, MARY LOU GUNSELMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. BARNES and wife, MELINDA O. BARNES

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. 143 on the plan of Locustwood, Section II, of record in Plan Book 2331, page 147, Register's Office for said County.

SAID Lot No. 143 fronts 73.74 feet on the westerly margin of East Ridge Drive and extends back 240 feet on the southerly line and 240.5 feet on the northerly line, to a dead line in the rear, measuring 72.1 feet thereon.

BEING the same property conveyed to George Gunselman and wife, Mary Lou Gunselman by deed from Emil Milton Hobbs and wife, Violet Mary M. Hobbs, of record in Book 3975, page 360, Register's Office for Davidson County, Tennessee.

This insturment is subject to all restrictions, easements and other encumbrances which are matters of public record.

This is (unimproved ( ) improved (X)) property, known as 3925 East Ridge Drive, Nashville, Tennessee
(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 26th day of April, 19 74

George Gunselman
George Gunselman

Mary Lou Gunselman
Mary Lou Gunselman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Gunselman and wife Mary Lou Gunselman,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April 19 74

Commission expires 11-30-76

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

GEORGE GUNSELMAN, et ux

TO

RONALD D. BARNES, et ux

C 52274

IDENTIF. REFERENCE

APR 30 3 56 PH '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 30 74	CONV	20,000.00			
APR 30 74	S'TAX		A*	52.00	
APR 30 74	PR'FEE		A*	.50	
APR 30 74	W'DEED		A*	4.00	* 56.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201