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WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Spear	Commerce Union Bank (NAME)	2D 59704
3880 Priest Lake Drive (NAME) Building # 16	P.O. Box 2546	136-3A
Unit # 41 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	125

FOR AND IN CONSIDERATION of the sum of Ten dollars ($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.

PHILHALL CORPORATION *has bargained and sold, and does hereby transfer and convey unto the said*
William L. Spear and wife, Rebecca J. Spear
their ~~successors~~, *heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Townhouse No. 41, Building No. 16 on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Book 4460, page 88, Register's Office for said County.

BEING part of the same property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee of record in Book 4651, page 409, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,150.00

Subscribed and sworn to before me, this the 22nd day of December 19 75

Affiant

My commission expires: 4-23-78 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3880 Priest Lake Dr., Bldg., #16, Unit # 41, Nash., Tenn. 37217
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their
——————————————————————————————————— ~~successors~~,
heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 22nd *day of* December, *19* 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

Lunsford M. Hollins, Jr.

By: Lunsford M. Hollins, Ass't. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Ass't. V.P. *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* Ass't. V.P. *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Ass't. V.P.

Witness my hand and seal, at office in Nashville, Tennessee *this* 22nd *day of* December, *19* 75

Patricia S. Spicer
Notary Public

PATRICIA S. SPICER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Commission expires 9-8-79

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

William L. Spear and wife,

Rebecca J. Spear

DEC 23 75	CONV	31,150.00			
DEC 23 75	S'TAX		B*	80.86	
DEC 23 75	PR'FEE		B*	.50	
DEC 23 75	W'DEED		B*	4.00	* 85.36

D 29537

IDENTIFICATION REFERENCE

DEC 23 11 26 AM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING
Roll - Book

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219