FORM NO. WD-1

BOOK 4933 PAGE 964

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,700.00

Larry L. Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 401 Union Street, Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry L. Talley (NAME)	Commerce Union Bank (NAME)	Map 58-11
105 Hodge Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Par 107
Nashville, TN. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	13DA 56580

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, JAMES HALE and DOYLE KINSLOW, a partnership d/b/a Hale and Kinslow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry L. Talley and wife, Jacqueline Talley

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. 147 on the plan of Royal Hills Subdivision, Section 2 of record in Book 4660, page 122, Register's Office for said County.

SAID Lot No. 147 fronts 103.76 feet on the southerly margin of Hodge Court and extends back 159.34 feet on the easterly line and 117.57 feet on the westerly line to a dead line in the rear, measuring 70.36 feet thereon.

BEING part of the same property conveyed to James Hale and Doyle Kinslow, a partnership, d/b/a Hale and Kinslow by deed from Averbuch-Morris, a partnership composed of Sidney Averbuch and M. C. Morris of record in Book 4912, page 364, Register's Office for Davidson County, Tennessee.

TOGETHER with a perpetual, non-exclusive easement for driveway purposes, appurtenant to said Lot No. 147, over and across the following described portion of Lot No. 148 of said Royal Hills, Section 2:

Beginning at a point in line between said Lots Nos. 147 and 148, said point being located southwardly 11 feet, more or less, along the line between said Lots Nos. 147 and 148 from the front common corner of said Lots Nos. 147 and 148; thence along the line between said Lots Nos. 147 and 148 southwardly 79 feet, more or less, to a point; then forming an interior angle of 80°, more or less, eastwardly 12 feet, more or less, to a point; thence forming an interior angle of 90°, more or less, northwardly 78 feet, more or less, to the point of beginning.

This is unimproved ( ) improved (X) property, known as 105 Hodge Court (House Number) (Street) Nashville, Tennessee 37218 (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 30th day of January, 19 76

Doyle Kinslow

James Hale

STATE OF TENNESSEE
Davidson County

BOOK 4993 PAGE 965

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hale and Doyle Kinslow

the bargainor S, 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 30th day of January 1976.

Commission expires 5-1-76

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
HALE & KINSLOW

TO
LARRY L. TALLEY, ET UX

D 34693

IDENTIFICATION REFERENCE

FEB 4 10 31 AM '76

REGISTER
DAVIDSON CO. TENN.

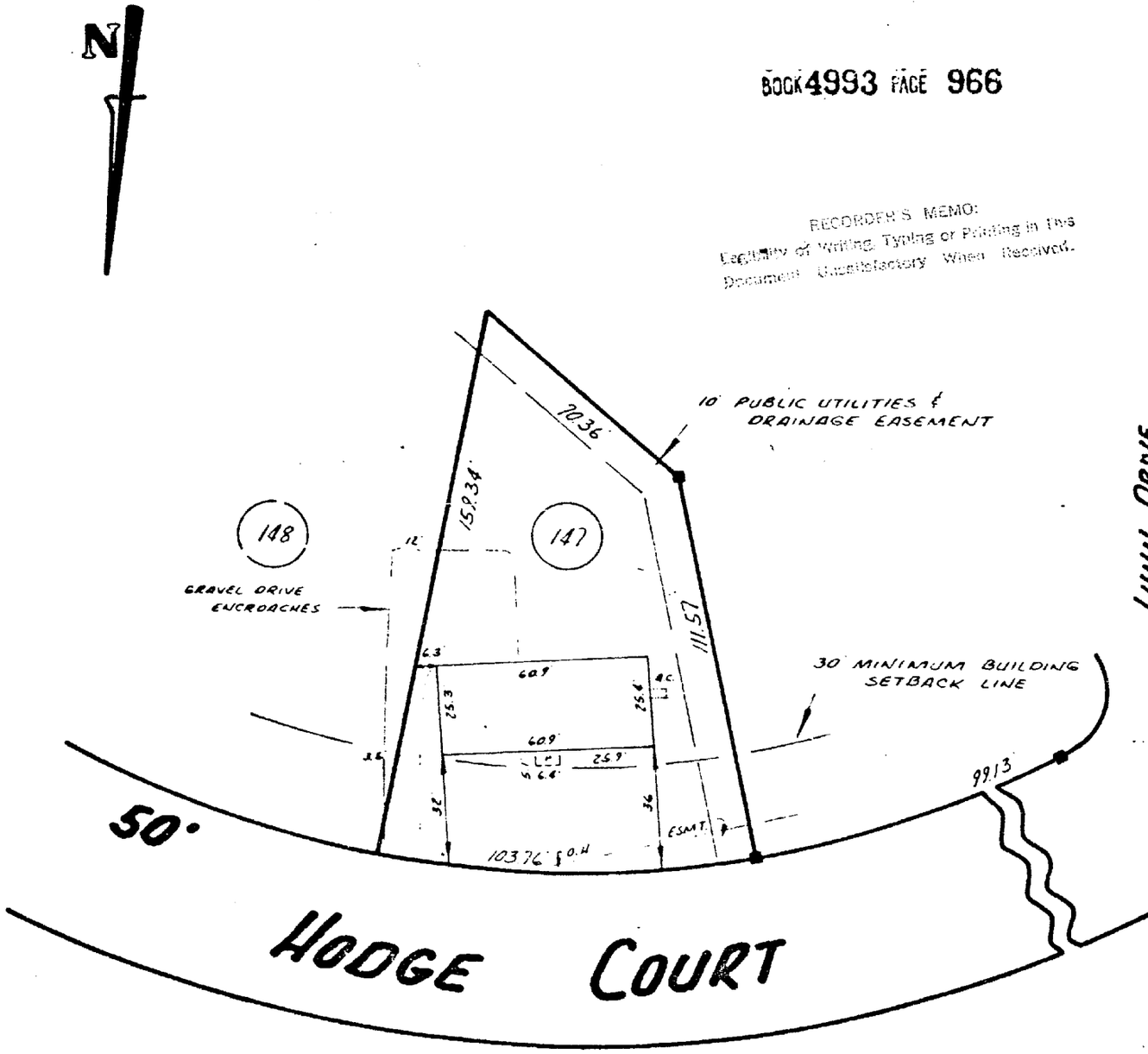
Read & Back
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-4-76	CONV	30,700.00			
FEB-4-76 S'TAX			B*	79.82	
FEB-4-76 PR'FEE			B*	.50	
FEB-4-76	W'DEED		B*	6.00	* 86.32

BOOK 4993 PAGE 966

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.



LOAN SURVEY

OWNER: LARRY TALLEY & WIFE JACQUELINE

PROPERTY: LOT NO. 147 ON THE PLAN OF ROYAL HILLS SECTION 2

RECORDED: BOOK 4660 PAGE 122 R.O.D.C.

PROPERTY LOCATED: HODGE COURT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SCALE: 1" = 40'

DATE: JAN. 21, 1976

JOHN KOHL
P. O. BOX 50294
NASHVILLE, TENN. 37205
227-3633

SURVEYOR

JOHN B. KOHL II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1403