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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 $ [illegible]

R F Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1976.

Jo Head
Notary Public

MY COMMISSION EXPIRES: Exp Register
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Foster, et ux (NAME)	J. I. Kislak Mortgage Corp. (NAME)	Map 60-1
455 Cornish (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par 86
Antioch Tenn (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	13DA-27145

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, COMMERCE UNION BANK, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Foster and wife, Patricia Gayle Foster

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. 85 on the Plan of Aldrich Heights, Section 3, Book 2663, Page 49, Register's Office for said County.

Said Lot No. 85 fronts 111.54 feet on the northerly margin of Cornish Drive and extends back 201.2 feet on the westerly line and 215.0 feet on the easterly line to a broken line in the rear, measuring 112.9 feet thereon.

Being the same property conveyed to Commerce Union Bank by deed from Joseph E. Brown and wife, Bonita C. Brown, of record in Book 5006, Page 544, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 4750, Page 528, said Register's Office, being collected by J. I. Kislak Mortgage Corporation.

This instrument is made subject to restrictive covenants of record in Book 2747, Page 338, said Register's Office, and to the Plan of record in Book 2663, Page 49, said Register's Office. This instrument is also made subject to all applicable local government planning and zoning regulations.

This is unimproved ( ) improved (X) property, known as 455 Cornish Drive (House Number) (Street) Antioch, Tennessee (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 its hand this 23rd day of April, 19 76

COMMERCE UNION BANK

By: [signature]
V. P.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. Damon Beard - C. Christopher McDonald and _____ with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice-Presidents and Vice Presidents respectively of the COMMERCE UNION BANK the within named bargainor, a corporation, and that (~~he~~ they) as such Vice Presidents and Vice Presidents, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. Damon Beard as such Vice President, and attesting the same by the said C. Christopher McDonald as such Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of April, 1976

My commission expires My Comm. Expires Feb. 4, 1979

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
Commerce Union Bank

TO
David L. Foster, et ux

Commerce Union Bank
Parkway Towers Office

D 46436

IDENTIF. REFERENCE

APR 27 10 25 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR27'76	CONV	22,249.00			
APR27'76	S'TAX		B*	57.72	
APR27'76	PR'FEE		B*	.50	
APR27'76	W'DEED		B*	4.00	* 62.22