This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5093 PAGE 747

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John R. Brown	Commerce Union Bank	Map 132-14
(NAME)	c/o Noel-Palmer Mortgage Company	
881 Van Leer Drive	404 James Robertson Parkway	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	OH-10145
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by John R. Brown and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John R. Brown assumes and agrees to pay the unpaid balance of an original indebtedness of $42,000.00 secured by Deed of Trust of record in Book 4948, page 963, Register's Office for Davidson County, Tennessee,

We, Marc W. Hall and wife, Susan H. Hall

have this day bargained and sold, and do hereby transfer and convey unto the said John R. Brown

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 82 fronts 239.48 feet on the southerly side of Van Leer Drive and extends back 282.95 feet on the westerly line and 206.34 feet on the easterly line to a dead line, on which it measures 285 feet.

Being the same property conveyed to Marc W. Hall and wife, Susan H. Hall, by deed from Levi W. Chambers and wife, Jimmi McCharen Chambers, of record in Book 4948, page 961, Register's Office for said County.

This conveyance is subject to a 75-foot minimum building setback line from Van Leer Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and conditions of owner's certificate, as shown on plan of record in Book 1835, page 16, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 1788, page 186, Book 1809, page 539, and in Book 1970, page 616, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 3rd day of December, 19 76

Affiant: John R. Brown

My commission expires: 4/21/80 (Affix Seal)

Notary Public: Mary Ennis

This is unimproved (X) improved ( ) property, known as 881 Van Leer Drive (House Number) Nashville, Tennessee (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 John R. Brown

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John R. Brown his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of December, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marc W. Hall

Susan H. Hall

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Marc W. Hall and wife, Susan H. Hall

the within named bargainor, 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 3rd day of December, 1976

Commission expires 4/21/80

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC-6'76	CONV	52,500.00			
DEC-6'76	S'TAX		B*	136.50	
DEC-6'76	PR'FEE		B*	.50	
DEC-6'76	W'DEED		B*	4.00	* 141.00

D 79786

TENNESSEE REFERENCE

DEC 6 8 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INSURANCE CO.
AMERICAN CENTER
NASHVILLE, TENN. 37201
230688

WARRANTY DEED

FROM
Marc W. Hall, et ux

TO
John R. Brown