This Deed Prepared By:
J. Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

From Information Furnished by Seller

BOOK 5101 PAGE 769

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spencer L. Matthews, etux (NAME)	Commerce Union Bank (NAME)	MP
121 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers - Suite 2114 (STREET ADDRESS)	162-6-
Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	369
		EC

FOR AND IN CONSIDERATION of the sum of -------$10------

-----Ten and no/100----- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 5055, page 375, dated August 6, 1976 to secure Commerce Union Bank on a note in the original amount of $26,250.00 payable as therein specified, J. G. Palmer, Trustee. Recorded in Register's Office Davidson County, Tennessee.

We, Tommy H. Melton and wife Gloria J. Melton

have this day bargained and sold, and do hereby transfer and convey unto the said

Spencer L. Matthews and wife Ann S. Matthews

their (successors) heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Resubdivision of Lots 53 and 54, Bess Estates, Section II, of record in Book 4660, page 196, Register's Office for said County.

Said Lot No. 53 fronts 70.20 feet on the southeasterly margin of Ocala Drive and extends back 130 feet on the southwesterly line and 155.00 feet on the northeasterly line to a dead line in the rear, measuring 74.52 feet thereon.

Being the same property conveyed to Tommy H. Melton and wife Gloria J. Melton by deed from Dan Duer, et ux of record in Book 5055, page 373, 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 $ 27,085.63

Subscribed and sworn to before me, this the 29th day of December 19 76

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 121 Ocala Drive, Antioch, TN 37013 (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

Spencer L. Matthews and wife Ann S. Matthews

their (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 unincumbered., except deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Spencer L. Matthews and wife Ann S. Matthews their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 29th 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.

Tommy H. Melton

Gloria J. Melton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Tommy H. Melton and wife Gloria J. Melton *the within named 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* 29 *day of* December *, 19* 76 .

Commission expires 2/2/79

Notary Public

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 30 76 CONV 27,985.63
DEC 30 76 S'TAX B* 72.80
DEC 30 76 PB'FEE B* .50
DEC 30 76 W'DEED B* 4.00 * 77.30

WARRANTY DEED

FROM

TOMMY H. MELTON, ET UX

TO

SPENCER L. MATTHEWS, ET UX

D 8 3 3 2 7

IDENTIFICATION REFERENCE

DEC 30 12 17 PM '76

REGISTER
DAVIDSON CO. TENN.

Compliments of

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