WARRANTY DEED

BOOK 5162 PAGE 6

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard J. Davis et ux (NAME)	Commerce Union Bank (NAME)	145-14
1229 Jefferson Davis Dr. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	48
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee, 37239 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) DOLLARS ----------
---------- *Dollars,*

by Richard J. Davis and wife, Carla Miller Davis.

MYRNA NEWPART and husband, JAMES R. NEWPART

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

RICHARD J. DAVIS and wife, CARLA MILLER DAVIS, their

~~XXXXX~~), *heirs and assigns,*

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

LAND in Davidson County, Tennessee, being Lot No. 198 on the plan of Tyne Valley Estates, Section 13, as of record in book 4060, page 156, Register's Office for said County, described as follows:
BEGINNING on the southerly margin of Jefferson Davis Court at the common corner of Lot Nos. 197 and 198, thence with the line between said two lots southerly 301.43 feet to a point, thence easterly 222.78 feet to a point, thence northerly 157.53 feet to the beginning of a curve, thence around said curve northwesterly 36.37 feet to the southerly margin of Jefferson Davis Court, thence with the said margin westerly 231.02 feet to the point of beginning.
BEING the same property conveyed to Myrna Newpart by deed from Haury & Smith Contractors, Inc. of record in Book 4355, page 69, Register's Office for Davidson County. James R. Newpart joins in this conveyance for the purpose of conveying any rights, title or interest which he may have in said property.
CONVEYANCE of this property is made subject to Restrictive Covenants of record in book 4173, page 193, and placed on premises by deed of record in book 4317, page 460, Register's Office for Davidson County, and the plan of record in book 4060, page 156, which shows a 10-foot public utility and drainage easement and conditions of owner's certificate. A 10-foot easement for installation and maintenance for an underground water line

(CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 104,900.00

Subscribed and sworn to before me, this the 8th day of June 1977

Affiant Myrna Newpart James R. Newpart

My commission expired Nov. 4, 1978 (Affix Seal)

Notary Public Shelby J. Light

This is improved (X) unimproved ( ) property, known as 1229 (House Number) Jefferson Davis (Street) Dr., Nashville, TN (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

RICHARD J. DAVIS AND WIFE, CARLA MILLER DAVIS, 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 unencumbered.*, except for current taxes and as noted above

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard J. Davis and wife, Carla Miller Davis, their

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

Witness our *hand* S *this* 8th. *day of* June, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Myrna Newpart

James R. Newpart

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, SHELBY J. BRIGHT, a Notary Public in and for said County and State, Myrna Newpart and James R. Newpart

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 8th day of June, 19 77.

Shelby J. Bright
Notary Public

Commission expires Nov. 4 1978

SHELBY J. BRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TN

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 _____

(CONTINUED FROM REVERSE SIDE)
along the easterly line of premises granted Ford and Clayton Homebuilders by Haury & Smith Contractors, Inc., as set out by instrument of record in book 4349, page 529, Register's Office for Davidson County, Tennessee.

JUN21'77	CONV	90,000.00		
JUN21'77	CONV	14,900.00		
JUN21'77	S'TAX		B* 272.74	
JUN21'77	PR'FEE		B* .50	
JUN21'77	W'DEED		B* 4.00	* 277.24

WARRANTY DEED

FROM
MYRNA NEWPART, ET VIR
TO
RICHARD J. DAVIS, ET UX.

THIS INSTRUMENT PREPARED BY:
Richard M. Davenport
Attorney-at-Law
5th Floor
American Trust Bldg.
Nashville, TN 37201

E 10264

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

Compliments of

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