This instrument prepared by:
Herman O. Loewenstein, Attorney
1200 Third National Bank Building
Nashville, Tennessee 37219

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WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles H. Minchey, et ux (NAME)	GUARANTY MORTGAGE CO. (NAME)	94-5
120 MALLARD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 786 (STREET ADDRESS)	P. 92 a. E.
HENDERSONVILLE (CITY) TENN. (STATE) 37075 (ZIP)	BRENTWOOD (CITY) TENN. (STATE) 37027 (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- Dollars, cash in hand paid by the Grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 24, 1960, executed by Michael H. Roberts and wife, Sandra Joyce B. Roberts, payable to Guaranty Mortgage Company of Nashville for the original sum of $9,000.00, with interest as set forth in said note, both principal and interest payable $47.97 monthly, beginning June 1, 1960, balance due May 1, 2000, and secured by a Deed of Trust of record in Book 3088, page 443, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Federal National Mortgage Association, by instrument in Book 3089, page 300, said Register's Office.

Commerce Union Bank *has bargained and sold, and does hereby transfer and convey unto the said* Charles H. Minchey and wife, Helen L. Minchey

their *(successors), heirs and assigns,*

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

BeingLot No. 77 on the Plan of Section I, Revised, SHELBY HEIGHTS, of record in Book 2330, page 171, Register's Office for said County.

Said Lot No. 77 fronts 58 feet on the westerly side of South 14th Street, and extends back 107.2 feet on the northerly line and 114.5 feet on the southerly line to an alley in the rear on which it measures 58.5 feet.

Being the same property conveyed to Commerce Union Bank by Fred K. Wyatt, Jr., Substitute Trustee, as of record in Book 5151, pages 872 and 873 and 874, 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 $12,000.00

Subscribed and sworn to before me, this the 16th day of August 1977.

Affiant: Fred K. Wyatt, Jr.

My commission expires: April 25 1978 (Affix Seal)

Notary Public: Evelyn Campbell

This is Improved (X) property, known as 914 South 14th Street, Nashville, Tennessee (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 Charles H. Minchey and wife, Helen L. Minchey their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered* except as herein stated.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Charles H. Minchey and wife, Heley L. Minchey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ONE *hand* ... *this* 16th *day of* August, 1977, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. H. Bishop, Sr. Vice President

Fred K. Wyatt, Jr. Assistant Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared T. H. Bishop, Senior Vice-President & Fred K. Wyatt, Jr. Ass't Vice-Pres. with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Senior Vice-President and Ass't Vice-President of the Commerce Union Bank, the within named bargainor, a corporation, and that they as such officers being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themself as Senior Vice-President and Assistant Vice-President

Witness my hand and seal, at office in Madison Tenn. this 16 day of August, 1977

Evelyn Campbell Notary Public

Commission expires April 25, 1978

E. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AUG 16 77	CONV	12,000.00			
AUG 16 77	S'TAX		B*	31.20	
AUG 16 77	PR'FEE		B*	.50	
AUG 16 77	W'DEED		B*	4.00	* 35.70

WARRANTY DEED

FROM

Commerce Union Bank

TO

Charles H. Minchey, et ux

E 20585

IDENTIF. REFERENCE

AUG 16 11 06 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE