FORM NO. WD-1

BOOK 5283 PAGE 194

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Glenda D. Merhoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 1978.

Jennifer Brown
Notary Public

MY COMMISSION EXPIRES: 8-14-79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 American Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK R. MERHOFF, et ux (NAME)	COMMERCE UNION BANK (NAME)	2DA-52695
1929 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER)	800 Main St. (Mortg. Dept.) (STREET ADDRESS)	Map: 107-5
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Par: 67

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, RONALD J. QUALLS and wife, JANET H. QUALLS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK R. MERHOFF and wife, GLENDA MERHOFF 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. 83 on the Plan of Bel-Air Subdivision, Section I, of record in Book 2900, Pages 27 and 28, Register's Office for said County.

SAID Lot No. 83 fronts 64.0 feet on the southerly margin of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Ronald J. Qualls and wife, Janet H. Qualls by deed from Bobby D. Williamson and wife, Rita D. Williamson, of record in Book 4936, Page 153, 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 4936, Page 155, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 1929 Dabbs Avenue Nashville, Tennessee 37217
(House Number) (Street) (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 our hand s this 3rd day of May, 1978

x Ronald J. Qualls
Ronald J. Qualls

x Janet H. Qualls
Janet H. Qualls

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD J. QUALLS and wife, JANET H. QUALLS

the 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 3rd day of May, 1978

Commission expires 8-14-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

RONALD J. QUALLS et ux

JANET H. QUALLS

TO

FRANK R. MERHOFF et ux

GLENDA MERHOFF

E 6 4 3 2 5

IDENTIF. REFERENCE

MAY 9 10 21 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

MAY-9 78	CONV	25,000.00		
MAY-9 78	S'TAX		8* 65.00	
MAY-9 78	PR'FEE		8* .50	
MAY-9 78	W'DEED		5* 4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9