BOOK 5293 PAGE 863

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Hunter, et ux (NAME)	Commerce Union Bank (NAME)	Map 142-2
7443 Bridle Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Parcel 145 9D-06726
Nashville, TN 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37206 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

-----Ten and no/100 ($10.00)----------*DOLLARS*, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original principal amount of $29,825.00, secured by a deed of trust executed by Harold G. Felter, Jr. and wife, Mary T. Felter, to William N. Dearborn, Trustee, of record in Book 4654, page 701, Register's Office for Davidson County, Tennessee, Charles Douglas Martin and wife, Susan R. Martin (the "Grantors"),

JUN-5 78	CONV	54,000.00			
JUN-5 78	S'TAX		B*	140.40	
JUN-5 78	PR'FEE		B*	.50	
JUN-5 78	W'DEED		B*	6.00	* 146.90

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert M. Hunter and wife, Marilyn B. Hunter (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. 175 on the Plan of Cross Timbers, Section 4, of record in Plat Book 4175, page 54, Register's Office for said County.

Said Lot No. 175 fronts 80.38 feet on the southerly margin of Bridle Drive and extends back 157.83 feet on the westerly line and 150.0 feet on the easterly line, to a line on the rear on which it measures 109.30 feet.

Being the same property conveyed to Charles Douglas Martin and wife, Susan R. Martin, by deed from Harold G. Felter, Jr., and wife, Mary T. Felter, of record in Book 4817, page 638, 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 $ 54,000.00

Subscribed and sworn to before me, this the 5 day of June 19 78

Robert M. Hunter
Affiant

My commission expires: 7/15/80 (Affix Seal)

Notary Public

JOSEPH G. CUMMINGS NOTARY PUBLIC

Said property is sold and conveyed subject to the following:

(1) 1978 real property taxes, which have been prorated and assumed by the Grantees;

(2) owner's certificate, 40-foot minimum building setback line from Bridle Drive, 10-foot easement for public utility-and drainage purposes along rear line of said lot, and a 2.5 x 30-foot utility anchor easement located on the northeast corner of said lot, all as shown on the plan of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee;

(3) restrictive covenants of record in Book 4317, page 284, said Register's Office; and

(4) the deed of trust aforesaid, of record in Book 4654, page 701, said Register's Office.

unimproved ( )
This is improved (x) property, known as 7443 Bridle Drive, Nashville, TN 37221
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as stated herein.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hand*s *this* 5th *day of* June, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E-6904

IDENTIF. REFERENCE
JUN 5 11 00 AM '78
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Charles Douglas Martin
Charles Douglas Martin

Susan R. Martin
Susan R. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature] *, a Notary Public in and for said County and State, the within named* Charles Douglas Martin and wife, Susan R. Martin,

*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* [illegible] *day of* June *, 19*78*.*

[signature] *, Notary Public.*

Commission Expires 2/23/80.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., *this* .....
day of ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....