This Instrument Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5310 PAGE 633

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Weinzimer et ux	Commerce Union Bank	Map 142-2
(NAME)	(NAME) P. O. Box 2546	Parcel 231
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Larry Weinzimer and wife, Janet Weinzimer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Larry Weinzimer and wife, Janet Weinzimer, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $29,450.00 secured by deed of trust of record in Book 4665, page 403, Register's Office for Davidson County, Tennessee,

We, Anthony B. Chen and wife, Sharon A. Chen

have this day bargained and sold, and do hereby transfer and convey unto the said Larry Weinzimer and wife, Janet Weinzimer, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 258 on the Plan of Cross Timbers, Section 5, of record in Book 4175, page 102, as amended in Book 4618, page 472, said Register's Office.

Said Lot No. 258 fronts 79.5 feet on the northerly side of Harness Drive and extends back 177.3 feet on the easterly line and 177.5 feet on the westerly line to a dead line in the rear, measuring 82.49 feet thereon.

Being the same property conveyed to Anthony B. Chen and wife, Sharon A. Chen, by deed from Thomas F. X. Carroll and wife, Ilse N. Carroll, of record in Book 4988, page 852, said Register's Office.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 4408, page 761, said Register's Office; easements and setback lines as set forth on the plan of record in Book 4175, page 102, said Register's Office, as amended in Book 4618, page 472, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 12th day of July, 1978

Affiant Larry Weinzimer

My commission expires 5/2/79 (Affix Seal)

Notary Public W. C. Caldwell

unimproved
This is improved (X) property, known as 7468 Harness Drive (House Number) Nashville, Tennessee (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 Larry Weinzimer and wife, Janet Weinzimer, 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 1978 taxes which are prorated and assumed by the purchasers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry Weinzimer and wife, Janet Weinzimer, their, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 12th day of July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anthony B. Chen
Anthony B. Chen

Sharon A. Chen
Sharon A. Chen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. C. Caldwell, *a Notary Public in and for said County and State,* Anthony B. Chen and wife, Sharon A. Chen,

the within named bargainor, 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* 12 *day of* July, *19* 78

W. C. Caldwell *Notary Public*

Commission expires 5/2/79

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 .....

JUL 13 78 CONV 46,500.00
JUL 13 78 S'TAX B* 120.90
JUL 13 78 PR'FEE B* .50
JUL 13 78 W'DEED B* 4.00 * 125.40

WARRANTY DEED

FROM
Anthony B. Chen et ux

TO
Larry Weinzimer et ux

William C. Caldwell
4205 Hillsboro Rd. Suite 104
Nashville, TN 37215
Off: 383-0500 Res: 383-2014

E 76418.

IDENTIF. REFERENCE

JUL 13 9 42 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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