BOOK 5330 PAGE 521

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$26,936.85

Anthony L Rayburn

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 2/21/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L. Rayburn etux (NAME)	Commerce Union Bank (NAME)	4D-35995
215 Rayon Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546-Real Estate Div. (STREET ADDRESS)	Map 44-9
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 20

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, James E. Williams and wife, Lois M. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony L. Rayburn and wife, Margaret Anna Rayburn

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. 245 and a triangular lot on the Plan of Rayon City Development Company of record in Book 843, page 13, said Register's Office.
Said Lot No. 245 fronts 50 feet on the southerly side of Rayon Drive and runs back between parallel lines 150 feet to a dead line, and measures 50 feet thereon.
Said Triangular lot begins at an iron pin at the southeast corner of Lot No. 245 and runs 120 feet, more or less, to a point; thence in a northwest direction 146.3 feet, more or less, to a point, said point being the southerly boundary line of Lot 247; thence east 115 feet with the southerly line of Lots 247, 246 and 245 to the point of beginning.

LAND in Davidson County, Tennessee, being an unnumbered tract lying south of Lot No. 244 on the Plan of Rayon City Development Company as of record in Book 843, page 13, Register's Office for said County.
Beginning at a point, said point being the southwesterly corner of Lot No. 244 on the southeasterly corner of Lot No. 245; thence in a southwesterly direction 120 feet, more or less, to a concrete monument; thence S 80 deg. 01 mins. E 50 feet to a point; thence N 24 deg. 46 mins. E 116 feet to a point, said point being the southeasterly corner of Lot No. 244; thence with the southerly line of Lot No. 244, N 80 deg. 01 mins. W 50 feet to the point of beginning.

BEING the same property conveyed to James E. Williams and wife, Lois M. Williams by deed from Robert N. Smith and wife, Marjorie M. Smith, of record in Book 5275, page 261, Register's Office for Davidson County, Tennessee.

*Continued on Back:

This is unimproved ( ) improved (X) property, known as 215 Rayon Drive (House Number) (Street) Old Hickory, TN 37138 (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 hands this 24th day of August, 1978

JAMES E. WILLIAMS: James E. Williams

LOIS M. WILLIAMS: Lois M. Williams

BOOK 5330 PAGE 522

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Williams and wife, Lois M. Williams

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 24th day of August, 1978.

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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

File Box 11

WARRANTY DEED

FROM
James E. Williams et ux

TO
Anthony L. Rayburn et ux

E 8 5 3 6 0

IDENTIF. REFERENCE

AUG 28 1 23 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

AUG 28 78	CONV	26,936.85			
AUG 28 78	S'TAX		B*	69.94	
AUG 28 78	PR'FEE		B*	.50	
AUG 28 78	W'DEED		B*	4.00	* 74.44

**Continued

THIS conveyance is subject to a driveway easement of record in Book 5172, page 203; Restrictive covenants of record in Book 1372, page 611; and any other existing easements of record.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5275, page 263, said Register's Office, securing a promissory note dated April 14, 1978, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $26,936.85, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.