RODNEY VICTOR AHLES
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

BOOK 5353 PAGE 233

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $67,105.32, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William O. Bradley
Affiant

Subscribed and sworn to before me this the 19 day of April 1979

Notary Public

My Comm. Exp. April 3, 1979

SEND TAX BILLS TO:

MR. CHARLES S. WELLS, JR.
Wilson Pike Circle
Brentwood, Tennessee 37027

MAP: 136-6 GR: ____, PAR: 41-63793-2D

IMPROVED: X, UNIMPROVED: ____

D E E D

FOR AND IN CONSIDERATION of the sum of Sixty Seven Thousand One Hundred Five Dollars and Thirty Two Cents ($67,105.32), paid and to be paid, as follows, that is, Fifteen Thousand Three Hundred Dollars ($15,300.00), cash in hand paid, the receipt of which is hereby acknowledged, and further of the assumption and agreement to pay the outstanding balance, plus accrued interest therein making a total of Fifty One Thousand Eight Hundred Five Dollars and Thirty Two Cents ($51,805.32), as of October 16, 1978, helf by Fidelity Federal Savings and Loan Association of Nashville, which said deed of trust is of record in Book 4893, Page 184, Register's Office for Davidson County, Tennessee, Commerce Union Bank, a Tennessee Banking and Trust Company with its principal office in Davidson County, Tennessee, and with an office in Wilson County, Tennessee, has this day bargained and sold, and by these presents does hereby transfer and convey unto Charles S. Wells, Jr., his heirs and assigns, the following tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the County ofDavidson, State of Tennessee, and being more particularly bounded and described, as follows:

Being Lot NO. 244 on the Plan of Priest Lake Park, Section Five, of record in Book 4460,

Pages 174-176, Register's Office forDavidson County, Tennessee, to which plat reference is hereby made for a more complete description of the said lot.

Said Lot NO. 244 fronts 47.34 feet on the Northeast margin of Colony Point West and extends back 118.37 feet on the Southwest line and 148.40 feet on the Northeast line to a broken line in rear which measures 110.97 feet and 104.0 feet thereon.

Being the same property conveyed to Commerce Union Bank by deed of R. V. Ahles, Trustee, dated October 16, 1978, and of record in Book 5353, Page 230, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Charles S. Wells, Jr., his heirs and assigns, forever, in fee simple.

COMMERCE UNION BANK covenants with the said Charles S. Wells, Jr. that it is lawfully seized and possessed of the within conveyed property; that it has a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown and specifically assumed; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1978 shall be paid by the Grantee herein.

ESCROW ACCOUNT: As a part of the consideration for this conveyance, the Commerce Union Bank hereby transfers its right, title, and interest in and to the Escrow Account held by Fidelity Federal Savings and Loan Association of Nashville to the Grantee herein.

RESTRICTIVE COVENANTS: This conveyance is made subject to any and all restrictive covenants affecting said lot and of record in the Register's Office for Davidson County, Tennessee.

EASEMENTS AND RIGHTS OF WAYS: This conveyance is made subject to any and all easements and rights of way affecting said lot and of record in the Register's Office for Davidson County, Tennessee.

POSSESSION: Possession with deed.

WITNESS OUR HANDS on this the 17th day of October, 1978.

E954 I.I.

IDENTIF. REFERENCE T

Oct 20 8 40 AM '78

FELIX A. ... REGISTER DAVIDSON COUNTY, TENN.

COMMERCE UNION BANK

BY: DAVID PENUEL

TITLE: VICE PRESIDENT

ATTEST:

COMMERCE UNION BANK

BY: WILLIAM O. BRADLEY

TITLE: BANKING OFFICER

STATE OF TENNESSEE

COUNTY OF WILSON

20	CONV	67,105.32		
20	S'TAX		174.60	
20	PR'FEE		.50	
20	W'DEED		6.00	* 180.96

Before me, the undersigned, a Notary Public within and for the state and county aforesaid, personally appeared David Penuel and William O. Bradley, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be a Vice President and Banking Officer respectively of the Commerce Union Bank, the within named bargainor, a corporation, and that they as such Vice President and Banking Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said David Penuel as such Vice President and attesting the same by the said William O. Bradley as such Banking Officer.

WITNESSS my hand and official seal at office in Wilson County, Tennessee, on this the 17 day of October, 1978.

My Commission Expires:

11-4-81

NOTARY PUBLIC

THOMAS C. MASSEY NOTARY PUBLIC WILSON CO. TN