THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TN 37076

From Information Furnished by Others

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
KULDIP SINGH (NAME)	Commerce Union Bank (NAME)	4 D 33314
3930 Plantation Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	MAP 75-9
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37239 (CITY) (STATE) (ZIP CODE)	PARCEL 31

BOOK 5356 PAGE 37

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, I
WILLIAM G. BEATY, unmarried

OCT 27 78	CONV	34,000.00			
OCT 27 78	S'TAX		B*	88.40	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		B*	4.00	* 92.90

have bargained and sold, and by these presents do transfer and convey unto the said
KULDIP SINGH and wife, KULDIP KAUR

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 118 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Page 48, amended in Book 3104, Page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 118 fronts 87.00 feet on the northerly side of Plantation Drive and extends back between lines measuring 147.4 feet on the westerly side and 113.6 feet on the easterly side to a dead line in the rear on which it measures 98.00 feet.

BEING the same property conveyed to William G. Beaty, unmarried, by deed from John Lee Fox and wife, Sonja H. Fox, of record in Book 4318, Page 964, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2992, Page 53 and Book 2998, Page 231, Register's Office for Davidson County, Tennessee, and any existing easements of record.

Covenants between the parties, but not running with the land are as follows: All plumbing and electrical to be in proper working order date of deed; all drapes, curtains and rods to remain; and miscellaneous in garage and under house to remain including cabinets and spool of cable. Possession to be given date of deed.

unimproved ( )
This is improved (X) property, known as 3930 Plantation Drive (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 26th day of October, 19 78.

WILLIAM G. BEATY: William G. Beaty by C. A. Lancaster Attorney-in-fact for the said William G. Beaty by instrument of record in Book 5339, Page 367, Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Alan Lancaster, with whom I am personally acquainted, and known to me to be the person who executed the within instrument in behalf of William G. Beaty

the bargainor as his attorney-in-fact, ~~with whom I am personally acquainted~~, and who acknowledged that he executed the within instrument for the purposes therein contained. as the free act and deed of William G. Beaty.

Witness my hand and official seal at Hermitage, Tennessee, this 26th day of October, 1978.

My commission expires 5-16-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of October, 1978.

My commission expires 12-13-78 Notary Public

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM WILLIAM G. BEATY

TO KULDIP SINGH and wife, KULDIP KAUR

E 96667

IDENTIF. REFERENCE

OCT 27 8 35 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219