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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 1978

Notary Public

MY COMMISSION EXPIRES: 10-20-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDE G. SWEENEY et ux (NAME)	COMMERCE UNION BANK (NAME)	74-16
5015 Bonnawell Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	96
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, ~~XXX~~ I, Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, convey and encumber without the joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDE G. SWEENEY and wife, CLARICE B. SWEENEY,

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. 389 on the Plan of Hermitage Hills Subdivision, Section V, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being all of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, by deed from Robert Leighton Stockton and wife, Roberta Jo Stockton, of record in Book , page , Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $29,950.00 secured and evidenced by Deed of Trust of record in Book 5069, page 370, Register's Office for said County, in favor of Commerce Union Bank and further that all title and interest in the escrow account and insurance held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is subject to restrictive covenants of record in Book 3222, page 154 and to the limitations shown on the Plan of record in Book 3300, pages 1 and 2, all of record in the Register's Office for Davidson County, Tennessee.

~~XXXXXXXXX~~ This is improved (X) property, known as 5015 Bonnawell Drive, Hermitage, Tennessee 37076
(House Number) (Street) (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 my hand this 15th day of December, 1978

MARBUT GLENN GASTON, JR., TRUSTEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARBUT GLENN GASTON, JR., TRUSTEE,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1978.

Commission expires 10-18-81

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a 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

WARRANTY DEED

FROM MARBUT GLENN GASTON, JR., TRUSTEE

TO CLAUDE G. SWEENEY and wife, CLARICE B. SWEENEY

F. 0 5 5 9 2

IDENTIF. REFERENCE

DEC 18 11 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 18 78	CONV	39,950.00			
DEC 18 78	S'TAX		8*	103.74	
DEC 18 78	PR'FEE		8*	.50	
DEC 18 78	W'DEED		8*	4.00	* 108.24