This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

CLARENCE JOSEPHSON AND WIFE,

JOAN J. JOSEPHSON

TO

MELVIN L. LANCE

For draftsman's use

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

BOOK 5404 PAGE 515

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELVIN L. LANCE (NAME)	Commerce Union Bank (NAME)	161-3
5008 N. Hilson Dr (STREET ADDRESS OR ROUTE NUMBER)	Real Estate Division One Commerce Place (STREET ADDRESS)	156
Nashville Tn 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 13 9 45 AM '79

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

F.I.L.E.D.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,256.46

Clarence Josephson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March, 1979

Notary Public

MY COMMISSION EXPIRES: 2-25-82

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND 00/100 - - - - - - - - - - - - - - -

($10.00) - DOLLARS

and other good and valuable considerations, and the agreement by the Grantees to assume and pay a certain Deed of Trust held by Commerce Union Bank of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

We, Clarence Josephson and wife, Joan J. Josephson have bargained and sold, and by these presents do transfer and convey unto the said Melvin L. Lance, his 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. 37 on the plan of McMurray Park, of record in Book 5050, Page 89, Register's Office for said county.

Said Lot No. 37 fronts 66.00 feet on the easterly margin of North Hilson Drive and extends back 180.34 feet on the northerly line and 182.74 feet on the southerly line to a dead line in the rear, measuring 66.37 feet thereon.

Being the same property conveyed to Clarence Josephson and wife, Joan J. Josephson, by Deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge, of record in Book 5265, Page 12, Register's Office for Davidson County, Tennessee.

BOOK 5404 PAGE 516

8225 03/13 111.88- CHECK WD-2

This is unimproved ( ) improved (X) property, known as 5008 North Hilson Drive, Nashville, Tn. 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin L. Lance, his heirs and assigns, forever.

And we do covenant with the said Grantee 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.

And we, Clarence Josephson and wife, Joan J. Josephson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 13 day of March, 1979

Clarence Josephson
CLARENCE JOSEPHSON

Joan J. Josephson
JOAN J. JOSEPHSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Clarence Josephson and Joan J. Josephson

the bargainorS, 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, Tennessee, this 13 day of March, 19 79

Robert D. [illegible], Notary Public.

Commission expires 2-15-81

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 .....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5404 PAGE 517

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41286.45- CAMT.
107.38 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 111.88-
8225A03/13/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8. I. 5. I.

IDENTIF. REFERENCE

MAR 13 9 45 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 8218942