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Form No. WD-1

1102 03/26 167.00- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

62,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF MARCH 19 79

Notary Public

MY COMMISSION EXPIRES: 2/5/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
Robert L. Kearns (NAME)	Commerce Union Bank (NAME)	MAP 142-11
7207 Birch Bark (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	PARCEL 91
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	9D-25515

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 Richard Steven Williams and wife Nanci W. Williams, formerly Nanci W. Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Kearns and wife Sandra K. Kearns

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. 31 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for said County.

SAID Lot No. 31 fronts 111.0 feet on the easterly margin of Birch Bark Drive and extends back 223.46 feet on the northerly line and 206.93 feet on the southerly line to a broken line in the rear, measuring 82.92 feet thereon.

BEING the same property conveyed to Thomas P. Stephens and wife, Nanci W. Stephens by deed from Martin Construction Company of record in Book 3925, page 162, said Register's Office. Thomas P. Stephens and Nanci W. Stephens were subsequently divorced and Thomas P. Stephens conveyed his interest therein to Nanci W. Stephens in an instrument of record in Book 4772, page 823, said Register's Office. Nanci W. Stephens has since married Richard Steven Williams and has created a tenancy by the entirety in herself and Richard Steven Williams by an instrument of record in Book 5071, page 535, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 7207 Birch Bark (House Number) (Street) Nashville, Tennessee (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 hand s this 23TH day of MARCH, 19 79

Richard Steven Williams

Richard Steven Williams

Nanci W. Williams

Nanci W. Williams

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Steven Williams and wife Nanci W. 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 23TH day of MARCH 19 79

Commission expires 2.15.83

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Richard Steven Williams et ux

Nanci W. Williams

TO

Robert L. Kearns et ux

Sandra K. Kearns

F-20263

IDENTIFICATION

MAR 26 2 03 PM '79

Rec'd Bk 9

WILKINS, ADAMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

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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
			62500.00-	CO
			162.50	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 167.00-
			1102A03/26/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-202263

IDENTIFICATION

MAR 26 2 03 PM '79

No. 672618