5624 24/12 251.50- CHECK

**LIMITED

BOOK 5420 PAGE 413

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jackie L. Simmons & wife	Home Federal Savings & Loan Association	172-5
(NAME) 5017 Marc Drive	(NAME) 230 Fourth Avenue, North	8
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37211	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (STATE) (P. O. ZIP)	(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, WE, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie L. Simmons and wife, Kathy K. Simmons

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. 8 on the Plan of Harvard Estates Subdivision, Section II, of record in Book 4675, page 61, as amended in Book 5021, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Commerce Union Bank, by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5388, page 322, Register's Office for Davidson County, Tennessee.

It is understood and agreed between the parties hereto that Grantees will assume the indebtedness secured by a deed of trust of record in Book 5006, page 737, Register's Office for said County, said indebtedness being payable to Home Federal Savings and Loan Association.

**All warranties of Commerce Union Bank herein contained are expressly limited to that period of time after which Commerce Union Bank acquired title to the herein described property.

unimproved ( )
This is improved (X) property, known as 5017 Marc Drive, Nashville, Tennessee 37211
(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 successors, assigns 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 its hands this 10th day of April, 1979

ATTEST: COMMERCE UNION BANK

By: Vice President By: Sr. Vice President

STATE OF _____)

COUNTY OF _____)

BOOK 5420 PAGE 414

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Anna W Cross, a Notary Public within and for the State and County aforesaid, personally appeared H H Bishop and R Beth Haynes with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr Vice Pres and Vice Pres respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr Vice Pres and Vice Pres, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said H H Bishop as such Sr Vice Pres, and attesting the same by the said R Beth Haynes as such Vice Pres.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 12 day of April, 1979

My Commission Expires: 2-16-81

Anna W Cross
Notary Public

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

Jackie L. Simmons and wife, Kathy K. Simmons

F 23853

IDENTIF. REFERENCE

APR 12 1 37 PM '79

FELIX TAYLOR JR REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 95,000.00

Jackie L Simmons

Subscribed and sworn to before me this 12th day of April, 1979

My Commission Expires: 10-11-82

Notary Public

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

RECEIVED OF BOOK 5420 PAGE 415

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
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	251.50-
5624	04/12/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 238533

1
IDENTIFICATION REFERENCE

APR 12 1 38 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 676990