ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles L. Smith	Commerce Union Bank	149-5
(NAME)	(NAME)	
	P. O. Box 2546	156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	2DU-68852
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $29,950.00, secured by a Deed of Trust of record in Book 5332, page 352, Register's Office of Davidson County Tennessee.

I, Deborah Lee Clinard, a single person

have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Smith, a married person

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

LAND in Davidson County, Tennessee, being Lot No.14 on the plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office for said County.

SAID Lot No.14 fronts 66.15 feet on the northwesterly margin of Terragon Trail and extends back between parallel lines 130.00 feet to a dead line, in the rear.

BEING the same property conveyed to Deborah Lee Clinard, unmarried, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5332, page 350, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including, Restrictive covenants contained in an instrument of record in Book 5179, page 214, Register's Office for Davidson County, Tennessee; the Plan of record in Plat Book 5200, page 18, said Register's Office, shows an owner's certificate a 20-foot minimum building setback line from Terragon Trail, and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( )
This is improved (x) property, known as 4756 Terragon Trail (House Number) (Street)
Antioch, Tennessee
(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 10th day of April, 19 79.

x Deborah Lee Clinard
Deborah Lee Clinard

BOOK 5425 PAGE 182

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 Deborah Lee Clinard, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 10th day of April, 19 79.

My commission expires 8-26-80 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 $ 35,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x

Sworn to and subscribed before me
this 10th day of April, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:		
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

7934 WARRANTY DEED CHECK

FROM Deborah Lee Clinard, unmarried

TO Charles L. Smith, a married person

F. 2 5 5 7 3

IDENTIF. REFERENCE

APR 24 8 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

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

BOOK 5425 PAGE 183

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	95.50-
7934A	04/24/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 5 5 7. 3.

T
IDENTIF. REFERENCE

APR 24 8 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679220