180 05/03 123.00- CHECK

WARRANTY DEED

BOOK 5430 PAGE 129

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,521.08

James M. Butt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May 19 79

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. BUTT (NAME)	COMMERCE UNION BANK (NAME)	3D 60556
912 SHAUNA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	PARKWAY TOWERS, SUITE 2114 (STREET ADDRESS)	96-13
NASHVILLE, TN. 37214 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	136

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 W. BYARD AND WIFE, PAULETTE BYARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. BUTT AND WIFE, JANET M. BUTT

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:

BEING LOT NO. 14 ON THE PLAN OF MALVIN HEIGHTS AS OF RECORD IN BOOK 2330, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 100 FEET ON THE WESTERLY MARGIN OF SHAUNA DRIVE AND EXTENDS BACK 174.6FEET ON THE SOUTHERN LINE AND 164.4 FEET ON THE NORTHERN LINE TO A DEAD LINE IN THE REAR MEASURING 100.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICHARD W. BYARD AND WIFE, PAULETTE BYARD BY DEED FROM CLIVE J. SEE AND WIFE, PAULINE SEE, AS OF RECORD IN BOOK 5069, PAGE 718, REGISTER'S OFFICE FOR SAID COUNTY.

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED 9-14-76, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 5069, PAGE 720, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $34,900.00 PAYABLE TO COMMERCE UNION BANK WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.

THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTORS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED. *(OVER)

This is ( ) unimproved (X) improved property, known as 912 SHAUNA DRIVE, NASHVILLE, TENNESSEE 37214
(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 OUR hand S this 1ST day of MAY, 19 79

Richard W. Byard
RICHARD W. BYARD

Paulette Byard
PAULETTE BYARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5430 PAGE 130

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICHARD W. BYARD AND WIFE, PAULETTE BYARD

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, TN. this 1ST day of MAY, 19 79

Notary Public

Commission Expires 11-12-80

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____ Notary Public

* THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

F. 2 7. 3 1: 7.

IDENTIF. REFERENCE

MAY 3 8 59 AM '79

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

WARRANTY DEED

FROM
RICHARD W. BYARD ET UX

TO
JAMES M. BUTT ET UX

TITLE INSURED BY POLICY NUMBER:
43-110-067442F G-818

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

MAIL TO:

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

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

BOOK 5430 PAGE 131

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

47521.08- CO
123.50 CO TX
.50 PRFEE
4.00 WDEED
CHECK 128.00-
0180A05/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 7 3 1 7

T
IDENTIF. REFERENCE

MAY 3 8 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681395