ADDRESS, NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ed Groves (NAME)	Commerce Union Bank (NAME)	Map 149-5
4805 Trappers Ridge (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Blvd. (STREET ADDRESS)	Parcel 122
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP CODE)	2DU 68928

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption by the grantees of a certain deed of trust of record in Book 5184, Page 149, Register's Office for Davidson County, Tennessee, to secure a note payable to Commerce Union Bank, in the original amount of $27,450.00.

Luther Daniel Maynard and wife, Nancy Ann Maynard

have bargained and sold, and by these presents do transfer and convey unto the said Ed Groves and Gus Thompson

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 140 on the Plan of Terragon Trails, Section Two, of record in Book 5050, page 9, Register's Office for said County.

Said Lot No. 140 fronts 62.0 feet on the northeasterly margin of Trappers Ridge and extends back 152.9 feet on the southeasterly line and 113.6 feet on the northwesterly line to a dead line in the rear, measuring 73.41 feet thereon.

Being part of the same property conveyed to Luther Daniel Maynard and wife, Nancy Ann Maynard, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5184, Page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, and plats of record in Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4805 Trappers Ridge (House Number) (Street)
Antioch, Tennessee 37013
(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 14th day of May, 19 79.

Luther Daniel Maynard

Nancy Ann Maynard

BOOK 5435 PAGE 684

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 Luther Daniel Maynard and wife, Nancy Ann Maynard

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 Nashville, Tennessee, this day of May, 1979.

My commission expires 7-30-80 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 $ 38,192.01
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 15 day of May, 1979.

My commission expires 5-2-83 ~~7-30-80~~ Notary Public

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112, Parkway Towers, Nashville, Tenn. 37219
Name Address

WARRANTY DEED

FROM

TO

F 29338

IDENTIF. REFERENCE

MAY 15 9 19 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

BOOK 5435 PAGE 685

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
			38192.01- CO	
			99.32 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	103.32-
2790A	05/15/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29338

IDENTIF. REFERENCE

MAY 15 9 19 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683926