ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Herman E. Brown, Jr., etux	Commerce Union Bank	150-10
(NAME)	(NAME)	
3105 Cedarcroft	P. O. Box 2546	4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee	Nashville, Tennessee 37219	2D-53431
(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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Commerce Union Bank, in the original amount of $47,600.00, secured by a Deed of Trust of record in Book 5356, page 966, Register's Office for Davidson County, Tennessee.

We, Joe Dean O'Neal and wife, Frances V. O'Neal

have bargained and sold. and by these presents do transfer and convey unto the said Herman E. Brown, Jr. and wife, Alice T. Brown

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

BEING Lot No.111 on the plan of Section 10-A, Cherry Hills, of record in Book 4860, page 97, Register's Office for said County.

SAID Lot No.111 fronts 90.83 feet on the southerly margin of Cedarcroft Drive and extends back 140.43 feet on the easterly line and 112.40 feet on the westerly line to a broken line in the rear, measuring 123.28 feet thereon.

BEING the same property conveyed to Joe Dean O'Neal and wife, Frances V. O'Neal by deed from Dan Duer and wife, Janie Duer, of record in Book 5356, page 964, 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 in Book 5009, page 329, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4860, page 97, said Register's Office, shows an owner's certificate, a 30-foot minimum setback line from Cedarcroft Drive and a 10-foot easement for public utility and drainage purposes along the easterly, westerly, and broken rear lines of said lot, and a 2.5 x 25-foot utility anchor easement located on the northwest front corner of said lot.

unimproved ( )
This is improved (x) property, known as 3105 Cedarcroft (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 25th day of May, 1979.

x Joe Dean O'Neal — Joe Dean O'Neal

x Frances V. O'Neal — Frances V. O'Neal

BOOK 5441 PAGE 925

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 Joe Dean O'Neal and wife, Frances V. O'Neal

the bargainors, 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, this 25th day of May, 1979.

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 $57,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Herman E. Brown Jr.

Sworn to and subscribed before me
this 25th day of May, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place Nashville, Tennessee 37239

F 31633

5714 05/30 15:04 CHECK

WARRANTY DEED

FROM Joe Dean O'Neal, etux

TO Herman E. Brown, Jr., etux

IDENTIF. REFERENCE

MAY 30 9 02 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 5441 PAGE 926

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
			57900.00- CO	
			150.54 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	155.04-
5714A05/30/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3.1.6.3.3

T
IDENTIF. REFERENCE

MAY 30 9 02 AM '79

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

No. 686752