ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R .McMasters, etux	Commerce Union Bank	136-7
(NAME) 3734 Edgewater Drive	(NAME) P.O.Box 2546	11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	2D-55210
(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 $45,500.00, secured by a Deed of Trust of record in Book 4795, page 288, and rerecorded in Book 4805, page 311, Register's Office for Davidson County, Tennessee.

We, Carl F. HendersonJr.& wife, Frances J. Henderson

have bargained and sold, and by these presents do transfer and convey unto the said James R. McMasters and wife, Doris J. McMasters

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.29 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, page 56, 57 and 58, Register's Office for said County.

SAID Lot No.29 fronts 97.30 feet on the easterly margin of Edgewater Drive and extends back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Carl F. Henderson, Jr. and wife, Frances J. Henderson, by deed from John D. Douglass, Jr. and wife, Virginia J. Douglass, of record in Book 4795, page 286, rerecorded in Book 4803, page 970, 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 4317, page 17, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4175, pages 56, 57 and 58, said Register's Office, shows an owner's certificate, a 30-foot minimum setback line from Edgewater Drive, and a 10-foot easement for public utilities and drainage purposes along the rear line of said lot, and a 5-foot easement for public utility and drainage purposes along both side lines of said lot.

unimproved ( )
This is improved (X) property, known as 3734 Edgewater Drive (House Number) (Street) Nashville, 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 29th day of May, 19 79.

x Carl F. Henderson, Jr.

x Frances J. Henderson

BOOK 5446 PAGE 805

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 Carl F. Henderson Jr. & ~~wife, Frances J. Henderson~~

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, this 29th day of May, 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 $ 79,000.00 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 29th day of May, 19 79.

My commission expires 8-26-80 Notary Public

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

WARRANTY DEED

FROM Carl F. Henderson, Jr. /etux

TO James B. McMasters, etux

F 33383

IDENTIF. REFERENCE

JUN 7 1 54 PM '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

RECEIVED OF _____

FOR _____

BOOK 5446 PAGE 806

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
			79000.00- CO	
			205.40 CO TX	
			.50 PRFE	
			4.00 WDEED	
			CHECK 209.90-	
7925A06/07/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 33383

IDENTIF REFERENCE

JUN 7 1 54 PM '79

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

No. 688905