"THIS INSTRUMENT PREPARED BY
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

BOOK 5450 PAGE 453

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Peters, Sr., et ux.	Commerce Union Bank	Map 58-15
(NAME: Court) 4224 Kings ~~Lane Circle~~	(NAME:) P. O. Box 2546	Parcel 23
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS) Nashville, TN 37219	Field Book No. 13DA 54955
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventy Thousand and no/100 ($70,000.00) *DOLLARS*

of which the sum of Twenty-Three Thousand Seven Hundred Eighty-Three and 58/100 ($23,783.58) has been cash in hand paid by the Grantees hereinafter named, the receipt and sufficiency of which is hereby acknowledged, and for the balance of which said Grantees have assumed and agreed to pay the remaining principal balance of Forty-Six Thousand Two Hundred Sixteen and 42/100 ($46,216.42) of that certain note payable to Commerce Union Bank which is secured by a deed of trust of record in Book 5039, page 351, Register's Office for Davidson County, Tennessee, Linelle W. Haddox, a single female, Grantor, has bargained and sold, and by these presents does

~~have bargained and sold, and by these presents do~~ *transfer and convey unto the said* James C. Peters and wife, Anne G. Peters, as tenants by the entireties, the Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Royal Crest Subdivision, of record in Book 3700, page 86, Register's Office for said County.

Said Lot No. 14, which is a corner lot, fronts 202.00 feet on the easterly margin of Kings Court and fronts 174.00 feet on the southerly margin of Kings Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 227.0 feet on the easterly line and 199.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Linelle W. Haddox, by deed from Ruth Vincent, of record in Book 5039, page 349, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,000.00

Subscribed and sworn to before me, this the 15 day of June 1979

Affiant

My commission expires: 7-18-82 (Affix Seal)

Notary Public

F: 3 4 7 6 9

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IDENTIF. REFERENCE

JUN 15 11 00 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 4224 Kings ~~Lane Circle~~ Court, Nashville, TN 37218
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Peters, Sr. and wife, Anne G. Peters, as tenants by the entireties, their *heirs and assigns, forever.*

And we *do covenant with the said* James C. Peters, Sr. and wife, Anne G. Peters *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.,* except as hereinabove set forth, 1979 taxes which have been prorated and assumed by Grantees and for those matters of record in Book 4059, page 174, Book 3700, page 86, and Book 5204, page 60, all in the Register's Office for Davidson County, Tennessee.

And Linelle W. Haddox does *do further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* James C. Peters, Sr. and wife, Anne G. Peters, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linelle W. Haddox
LINELLE W. HADDOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Paige Thomas, *a Notary Public in and for said County and State, the within named* LINELLE W. HADDOX,

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, *Tennessee, this* 1 *day of* June, *19* 79.

Robert Paige Thomas
Notary Public.

ROBERT PAIGE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission Expires 7-18-82

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

Commission Expires.....

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

RECEIVED OF BOOK 5450 PAGE 456

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFE	
			6.00 WDED	
			CHECK 137.50-	
9779A	06/15/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-34769

IDENTIF. REFERENCE

JUN 15 11 00 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690704