This instrument was prepared by [illegible], Attorney at Law
320 Gallatin Road
Madison, Tn. 37115

BOOK 5454 PAGE 675

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas D. Small & Eric Allan Lucas	Commerce Union Bank	15DZ31795
(NAME)	(NAME) Church St.	Map 72-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville Tenn.	Parcel 272
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees, of the unpaid balance of an indebtedness payable to COMMERCE UNION BANK; and secured by a deed of trust executed by James George Holvey et ux Jeanne Allison Holvey of record in Book 5371, page 542, Register's Office for Davidson County, Tennessee; which said unpaid balance the grantees hereby agree to assume and promise to pay;

We, JAMES GEORGE HOLVEY and wife, JEANNE ALLISON HOLVEY, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto THOMAS D. SMALL and ERIC ALLAN LUCAS

the Grantees herein, their XXXXX *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 69 on the Subdivision of the R. M. DUDLEY 30-acre tract, described as follows:

BEGINNING at a point on the easterly margin of Riverside Drive northwestwardly 110 feet, more or less, from the intersection of the easterly margin of Riverside Drive and the northwesterly margin of McGavock Pike, said point also being the northwesterly corner of Lot No. 70 said plan, as conveyed to Charles J. Sanders & Co., a partnership, by instrument from Zella Gregory, unmarried, of record in Book 1986, page 466, Register's Office for said County; thence with the northwesterly line of Lot No. 70, northeastwardly 170 feet, more or less, to the westerly margin of a 15-foot alley; thence, with the westerly margin of said alley, northwardly 40 feet, more or less, to the southeasterly corner of Lot No. 68, said plan, as conveyed to James George Holvey et ux by deed from Nona A Crews, unmarried, of record in Book 5315, page 778, said Register's Office; thence with the southerly line of Lot No. 68, westwardly 170 feet, more or less, to the easterly margin of Riverside Drive; thence, with the easterly margin of Riverside Drive, southwardly 80 feet, more or less, to the point of beginning.

Being the same property conveyed to JAMES GEORGE HOLVEY and wife, JEANNE ALLISON HOLVEY by deed from NONA A. CREWS, unmarried of record in Book 5355, page 630, 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 $ 4,764.83

Subscribed and sworn to before me, this the 21st day of June 19 79

Affiant

My commission expires: 1-28-80 (Affix Seal)

Notary Public

unimproved X }
This is improved ( ) property, known as Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their XXXXXXX *heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their XXXXXX *heirs and assigns, against the lawful claims of all persons.*

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 21st *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.*

James George Holvey
(James George Holvey)

Jeanne Allison Holvey
(Jeanne Allison Holvey)

1603 06/25 10:03- CHECK

BOOK 5454 PAGE 676

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James George Holvey and wife, Jeanne Allison Holvey

the within named 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 Madison *this* 21st *day of* June, *19*79

Billy S Heathcock *Notary Public*

NOTARY PUBLIC Tennessee

Commission expires 1-28-80

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 .....

WARRANTY DEED

FROM

JAMES GEORGE HOLVEY et ux

TO

THOMAS D. SMALL and ERIC ALLAN LUCAS

F. 36262

IDENTIF. REFERENCE

JUN 25 11 01 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

BOOK 5454 PAGE 677

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
			4764.63- CO 12.48 CO TX .50 PRFEE 4.00 WDEED CHECK 16.98-	
1603A06/25/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36262

T
IDENTIF. REFERENCE

JUN 25 11 02 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 692472