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Form No. WD-1

3195 [illegible] 113.41 - CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

41,900.00

Johnny E. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 19 79

Notary Public

MY COMMISSION EXPIRES: 4/19/83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Eugene Stephens (NAME)	Commerce Union Bank (NAME)	3DZ-18225
2723 Wellman Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2546 (STREET ADDRESS)	96-13
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	31

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Baker-Harwell & Associates , Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Eugene Stephens and wife Mary Elizabeth Stephens

HEREINAFTER CALLED 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. 104 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 70 feet on the south side of Wellman Drive and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Baker-Harwell & Associates by deed from E. Mark Turner, unmarried, of record in Book 5333, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and rights of way of record.

Baker-Harwell & Associates and Baker-Harwell & Associates, Inc. being one-in-the same.

This is improved (X) unimproved ( ) property, known as 2723 Wellman Drive (House Number) (Street) Nashville, TN 37214 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 25TH day of JUNE, 19 79

Baker-Harwell & Associates, Inc.

F A Harwell Pres

by: F. A. Harwell, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Baker-Harwell & Associates

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of JUNE 19 79

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared F. A. Harwell with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President respectively of the Baker-Harwell & Associates, Inc. the within named bargainor, and corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said F. A. Harwell as such President.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of June, 19 79

My commission expires April 17, 1983

Notary Public

WARRANTY DEED

FROM
Baker-Harwell & Associates

TO
Johnny Eugene Stephens

F 37501

IDENTIF. REFERENCE

JUN 29 10 58 AM '79

FILED C. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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

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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
			41900.00- CO	
			108.94 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	113.44-
3195A	06/29/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37501

IDENTIF. REFERENCE

JUN 29 10 58 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 694017