This Form furnished by Attorneys Title Company, Inc.

BOOK 5458 PAGE 632

Form No. WD-2

FROM

RICHARD FRANKLIN LOVE

TO

RUBY C. LYNN, ETAL

For draftsman's use

Prepared by
Ruby C. Lynn, Broker
%Real Estate Associates
210 Thompson Lane
Nashville, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby C. Lynn (NAME)	Commerce Union Bank (NAME)	23W-11585
4926 Salem Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	83-6
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	221

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 29 3 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.3.7.1.9.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$23,964.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 78

Notary Public

My Commission Expires JULY 28, 1981

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of TEN and NO/100 - ($10.00) - DOLLARS and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 5169, page 348, Register's Office for Davidson County, Tennessee.

I, RICHARD FRANKLIN LOVE, have bargained and sold, and by these presents do transfer and convey unto the said RUBY C. LYNN and/or RICHARD B. LYNN, son, or survivor of them, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the westerly 50 feet of Lot No. 8 on the Plan of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, page 156, Register's Office for said County, and a 50 foot strip adjoining and immediately north of said part of Lot No. 8, being part of Franklin Avenue, as originally established, same as in Book 4756, page 859, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard Franklin Love by deed from Andy F. Anderson and wife, Billy Ruth Brewer Anderson, as of record in Book 5169, page 346, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

IT is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

3415 06/29/79 CHECK

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WD-2

This is unimproved ( ) improved (X) property, known as 1608 Franklin Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruby C. Lynn and/or son, Richard B. Lynn, or survivor of them, their heirs and assigns, forever.

And I do covenant with the said Ruby C. Lynn and/or son, Richard B. Lynn, or survivor of them that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the above-mentioned deed of trust assumed by Grantee.

And I, Richard Franklin Love do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby C. Lynn and son, Richard B. Lynn, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of October Nov., 1978

+Richard Franklin Love
Richard Franklin Love

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 Richard Franklin Love

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 31st day of October, 1978.

Helen L. Sykes, Notary Public.

My Commission Expires JULY 28, 1981

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 .

Mail to: Ruby C. Lynn, 4926 Salem Drive, Nashville, TN 37211

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

BOOK 5458 PAGE 634

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
			20964.74- CO	
			62.40 CO TX	
			.50 PRPEL	
			6.00 ADD'D	
			CHECK $	.00-
3415A06/20/79			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-37719

IDENTIF. REFERENCE

JUN 29 3 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694236