BOOK 5460 PAGE 996

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 1979

Notary Public

MY COMMISSION EXPIRES: 4/17/83
(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
Harbans S. Dhindsa etux (NAME)	Commerce Union Bank (NAME)	75-11
4320 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	116
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Joseph R. Saxon and wife, Kathleen M. Saxon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harbans S. Dhindsa and wife, Dev K. Dhindsa

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 70 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Plat Book 4860, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joseph R. Saxon and wife, Kathleen M. Saxon by deed from Martin R. Bubis, Trustee, with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary, of record in Book 5035, page 138, Register's Office for Davidson County, Tennessee.

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

This is improved (X) unimproved ( ) property, known as 4320 Baton Rouge, Hermitage, TN 37076
(House Number) (Street) (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 unincumbered, 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 XXXX my hand this 3rd day of July, 19 79

JOHN R. SAXON: Joseph R Saxon

KATHLEEN M. SAXON: Kathleen M. Saxon

Witness my hand this 5th day of July, 1979.

BOOK 5460 PAGE 997

STATE OF ~~XXXXXXXX~~, TEXAS
~~XXXXXX~~ County OF El Paso

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

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 El Paso Taxas ~~XXXXXXX~~, this 3rd day of July 19 79

Commission expires 4-30-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JOSEPH R. SAXON AND WIFE,
KATHLEEN M. SAXON

TO
HARBANS S. DHINDSA AND WIFE,
DEV K. DHINDSA

F. 38547

IDENTIF. REFERENCE

JUL 6 1 24 PM '79

FELIX Z. HASSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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 Kathleen N. Saxon, the bargainor, with whom I am personally acquainted, and who acknowledged that the she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of July, 1979.

MY Commission Expires:

4/17/83

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 5460 PAGE 998

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
			71000.00- CO	
			184.60 CO TX	
			.50 PRFE.	
			6.00 WDEED	
			CHECK	191.10-
			4503A07/06/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 38547

IDENTIF. REFERENCE

JUL 6 1 24 PM '79

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

No. 695288

VOID

BK. 5460 - 999