THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation



427 HIGH STREET
CHATTANOOGA, TN. 37402
(615) 756-4154

Lawyers Title Insurance Corporation

CHATTANOOGA BRANCH OFFICE

BOOK 5475 PAGE 275

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 25th day of May, 19 79, between

RICHARD ALLEN THIBUS and wife, CAROL JEAN THIBUS

of the County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and

James R. Kniffen, unmarried

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A part of Harpeth Glen Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4675, page 64, or the Register's Office of Davidson County, Tennessee, the party hereby conveyed being:

Unit No. 6938 on the said section plat together with the accompanying carport as shown thereon, a family unit type No. 6938, as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office of Davidson County, Tennessee, as amended in Book 4630, page 504, of the Register's Office of Davidson County, Tennessee, and in Book 4775, page 384, of the Register's Office of Davidson County, Tennessee;

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Subject to all easements and restrictions of record.

Return To: pr row 1, box 8
WILKINS, ADAMS & [illegible], ATTYS.
FIDELITY FEDERAL BUILDING
[illegible]
NASHVILLE, TENNESSEE 37219

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Mr. James R. Kniffen 6938 Highland Park Drive Nashville, TN 37205	Commerce Union Bank One Commerce Place Nashville, TN 37239	143-33-53 9DZ 63470

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Richard Allen Thibus
RICHARD ALLEN THIBUS

Carol Jean Thibus
CAROL JEAN THIBUS

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF Orleans

On this the 25 day of May, 1979, before me personally appeared RICHARD ALLEN THIBUS and wife, CAROL JEAN THIBUS to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Theodore W Nass
Notary Public

My Commission Expires:
at my death

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THEODORE W. NASS
Notary Public, State of Louisiana
My Commission is issued for

IDENTIF. REFERENCE
AUG 1 3 32 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 43602

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $64,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Kniffen
James R. Kniffen

Subscribed and sworn to before me on this the 30th day of July, 1979.

Patricia S. Stone
Notary Public

My Commission Expires:
9-8-79

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

BOOK 5475 PAGE 277

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
			64000.00-	CO
			160.40	CO TX
			.50	PRFE
			6.00	NOE'D
			CHECK	172.90-
			0804A08/01/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 43602

IDENTIF. REFERENCE

AUG 1 3 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701486