THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY AT LAW, SUITE 100, 4207 LEBANON ROAD HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth L. Lemon, et ux (NAME)	Commerce Union Bank (NAME)	MAP 74-5
7011 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	PARCEL 116
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	4D-34008

WARRANTY DEED

BOOK 5477 PAGE 134

For and in consideration of the sum of Ten and No/100---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Commerce Union Bank as recorded in Book 4956, Page 255, Register's Office for Davidson County, Tennessee, we, PAUL H. HIBNER and wife, MARY E. HIBNER, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. LEMON and wife, INA KAYE LEMON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 646 on the plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 646 fronts 80 feet on the westerly side of Bonnafair Drive, and extends back between parallel lines 150 feet.

BEING the same property conveyed to Paul H. Hibner and wife, Mary E. Hibner by deed from William O. Paris and wife, Shirley H. Paris as of record in Book 4956, Page 253, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The Grantors' Escrow deposit with Commerce Union Bank is to be transferred to the Grantees at no additional cost with the shortage to be paid by the Grantors; (2) The Grantors agree that the two air-conditioners, the stove, the dishwasher and the refrigerator are to remain; (3) The Grantors agree that the carpets are to remain.

unimproved ( )
This is improved (X) property, known as 7011 Bonnafair Drive (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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.

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 4th day of August, 1979.

Paul H. Hibner
PAUL H. HIBNER

Mary E. Hibner
MARY E. HIBNER

BOOK 5477 PAGE 135

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 Paul H. Hibner and wife, Mary E. Hibner

the bargainors, 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 Hermitage, Tennessee, this 4th day of August, 1979.

My commission expires 10-17-82 Notary Public David R. Kennedy

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,403.67
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth D. Lemon

Sworn to and subscribed before me
this 4th day of August, 1979.

My commission expires 10-17-82 Notary Public David R. Kennedy

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

Name Address

WARRANTY DEED

FROM

PAUL H. HIBNER and wife,

MARY E. HIBNER

TO

KENNETH L. LEMON and wife,

INA KAYE LEMON

F. 44228

IDENTIF. REFERENCE

AUG 6 9 25 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

BOOK 5477 PAGE 136

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
			39403.67-	NO
		VD	39403.67	NO
			39403.67-	CO
			102.44	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	103.94-
1641A08/06/75			BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 4. 2. 2. 8.

IDENTIF. REFERENCE

AUG 6 9 25 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702218