FORM NO. WD-1

BOOK 5489 PAGE 82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,438.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 79

Notary Public

MY COMMISSION EXPIRES: March 8, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald G. Hottinger et ux (NAME)	Commerce Union Bank (NAME)	136-7
137 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	35
Nashville, TN 37217 (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, Douglas DeBaun Pardee and wife, Betty S. Pardee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald G. Hottinger and wife, Brenda Hottinger

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. 54 on the plan of Priest Lake Park, Section Two, of record in Book 4175, pages 56, 57 and 58, Register's Office for said County.

SAID Lot No. 54 fronts 98.50 feet on the westerly margin of Timber Ridge Drive and extends back between parallel lines 125.00 feet to a dead line.

BEING the same property conveyed to Douglas De Baun Pardee and wife, Betty S. Pardee by deed from William H. Henry, Jr., and wife, Jayron M. Henry of record in Book 4977, page 660, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4317, page 17, and to the matters set forth in the above referenced plan of record, and to the easements and other matters of record in Book 4175, pages 56, 57 and 58, all in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Douglas DeBaun Pardee by Betty S. Pardee as his attorney-in-fact pursuant to a recorded Power of Attorney of record in Book 5429, page 71, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 4977, page 662, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is ( ) unimproved (XX) improved property, known as 137 Timber Ridge Drive, Nashville, Tennessee 37217
(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 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 our hand s this 23rd day of August, 19 79

Douglas DeBaun Pardee
BY:

Betty S. Pardee

Betty S. Pardee
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 5489 PAGE 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty S. Pardee

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August 19 79

Commission expires May 3, 1981

Diane [illegible]
Notary Public

DIANE PARK NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 Douglas DeBaun Pardee et ux

TO Donald G. Hottinger et ux

F 48627

IDENTIF. REFERENCE

AUG 27 3 05 PM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Row 1, Box 8 dp

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 Betty S. Pardee, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Douglas DeBaun Pardee as his Attorney-In-Fact, as the free act and deed of the within named Douglas DeBaun Pardee.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1979.

DIANE PARK NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: May 3, 1981

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

BOOK 5489 PAGE 84

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
			73438.51- CO	
			190.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	197.34-
7335A	08/27/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 488627.

IDENTIF. REFERENCE

AUG 27 3 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707752