BOOK 5517 PAGE 627 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,150.00 Richard B Zabala
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF OCTOBER, 19 79

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Zabala (NAME)	Commerce Union Bank (NAME)	5DU41540
136 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	162-7 159
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (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, W. L. Bainbridge, III and wife, Josephine G. Bainbridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard B. Zabala et ux Elena B. Zabala

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. 14 on the plan of Section Seven, Antioch Park, of record in Book 5200, page 87, Register's Office for said County.

SAID Lot No. 14 fronts 62.00 feet on the northwesterly margin of Benzing Road and extends back 241.0 feet on the northeasterly line and 220.0 feet on the southwesterly line to a dead line in the rear, measuring 65.46 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge, III, by deed from Martha C. Chadwell of record in Book 5206, page 415, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5351, page 111, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above mentioned plan of record.

This is improved (XX) unimproved ( ) property, known as 136 Benzing Road (House Number) (Street) Antioch, TN 37013 (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 18th day of October, 19 79

W. L. Bainbridge, III

Josephine G. Bainbridge

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III and Josephine G. Bainbridge

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 Nashville, Tennessee, this 18th day of October 19 79

Commission expires 7-17-83

Patricia L. Brister
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 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
W. L. Bainbridge, III

TO
Richard E. Zabala

F. 5 8 9 2 6

IDENTIF. REFERENCE

OCT 22 2 50 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

return to: box 1, row 8 pn

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

10/22 11:96- CHECK

219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			421500.00-	CO
	VD		421500.00	CO
			42150.00-	CO
			109.46	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	115.96-
02/9A10/2[illegible]/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 9 2 6

IDENTIF. REFERENCE

OCT 22 2 50 PM '79

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

No. 720268