8459 11/28 70.72- CHECK

BOOK 5536 PAGE 797

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 79

Notary Public

MY COMMISSION EXPIRES: 1/21/81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Glen Wallis (NAME)	Commerce Union Bank (NAME)	73-1
1451 Elm Hill Pike, S-100 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	110
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	15DZ 53430

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, Emmett C. Snell, Jr. et ux Frances B. Snell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glen Wallis

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:

BEING Lot No. 46 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 7, 1945 as follows:

BEGINNING on the southerly margin of Bobby Avenue at a point 625 ft. east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 45 & 46; thence with the line between said two lots, southwardly 140 ft. to the northerly line of the McDonald Land; thence with said line, eastwardly 75 ft. to the corner of Lots Nos. 46 and 47; thence with the line between said two lots, northwardly 140 ft. to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 ft. to the beginning.

BEING the same property conveyed to Emmett C. Snell, Jr. et ux Frances B. Snell, by deed of record in Book 4094, Page 141, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any restrictions of record and an easement of record in Book 4819, Page 706, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration of the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4094, Page 145, Register's Office for Davidson County, Tennessee, to Commerce Union Bank.

THE existing escrow account is hereby transferred with this conveyance to the Grantee herein.

This is unimproved ( ) improved (X) property, known as 2726 Bobby Ave. Nashville, TN
(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 26th day of November, 19 79

EMMETT C. SNELL, JR.: Emmett C. Snell Jr

FRANCES B. SNELL: Frances B. Snell

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett C. Snell, Jr. et ux Frances B. Snell

the bargainor S, 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 26th day of November 1979.

Commission expires 1/21/81

Notary Public

STATE OF TENNESSEE }

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
Emmett C. Snell, Jr.

TO
Glen Wallis

F 65523

IDENTIF. REFERENCE

Nov 28 2 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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
			24750.00- CO	
			64.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	70.72-
8459A	11/28/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F65523

IDENTIF. REFERENCE

Nov 28 2 16 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 728263