WARRANTY DEED

BOOK 5538 PAGE 561

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,138.95

+Billy R. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Nov. 79

Notary Public

MY COMMISSION EXPIRES: 11-22-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY R. DEAN (NAME)	COMMERCE UNION BANK (NAME)	148-8
3865 LAKE AIRE DR. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2546 (STREET ADDRESS)	Par 178 Js
Nashville Tn. 37217 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 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, JOHN EARL HALL AND VERA EDITH HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. DEAN AND WIFE, PEGGY L. DEAN

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. 180 ON THE PLAN OF 2ND REVISION SECTION FIVE, TERRAGON TRAILS OF RECORD IN BOOK 5200, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 180, WHICH IS A CORNER LOT, FRONTS 55.21 FEET ON THE SOUTHEASTERLY MARGIN OF TERRAGON TRAIL AND FRONTS 86.22 FEET ON THE SOUTHWESTERLY MARGIN OF VOLUNTEER DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 130.23 FEET ON THE SOUTHWESTERLY LINE AND 87.00 FEET ON THE SOUTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN EARL HALL AND VERA EDITH HALL BY DEED FROM MARION THURMAN AND WIFE, EVA M. THURMAN, AS OF RECORD IN BOOK 5344, PAGE 824, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF COMMERCE UNION BANK, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS BY THE MORTGAGEE.

This is improved (XX) property, known as 4721 TERRAGON TRAILS, ANTIOCH, TENNESSEE 37013
unimproved ( )
(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 30TH day of NOVEMBER, 19 79

John Earl Hall
JOHN EARL HALL

Vera Edith Hall
VERA EDITH HALL

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5538 PAGE 562

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN EARL HALL AND VERA EDITH HALL

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 30TH day of NOVEMBER, 19 79

Commission Expires 11-12-80

Notary Public.

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

9329 12/03 100.00- CHECK

F66156

IDENTIF. REFERENCE

DEC 3 2 27 PM '79

FELIX P. WILKINSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:

WARRANTY DEED

FROM
JOHN EARL HALL ET AL

TO
BILLY R. DEAN ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5538 PAGE 563

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

39138.95- CO
101.66 CO TX
.50 PRFEE
6.00 WDEED
CHECK 108.16-
9329A12/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66156

IDENTIF. REFERENCE

DEC 3 2 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 729104