BOOK 5549 PAGE 794

FORM NO. WD-1

4814 01/02 89.10- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,844.35

Kermit W Bowling
Affiant

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

Jean Randolph Spivey
Notary Public

MY COMMISSION EXPIRES: April 12, 1983
(AFFIX SEAL)

This Instrument was Prepared by
Leon Sharber. Attorney
325 Plus Park Boulevard
Nashville. Tennessee 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kermit W. Bowling (NAME)	The Lomas & Nettleton Company (NAME)	75-9
204 Bonnaoaks Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	205
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	4D 31180

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, Charles St. John and wife, Mary P. St. John

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kermit W. Bowling and Jean R. Spivey

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. 1082 on the Plan of Hermitage Hills, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, TEnnessee.

SAID Lot No. 1082 fronts 77.0 feet on the westerly margin of Bonnaoaks Drive and extends back between lines 154.0 feet on the northerly line and 148.88 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 97.06 feet.

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 of record in Book 4130, Page 255, of the Register's Office for Davidson County, Tennessee, to The Lomas & Nettleton Company, and by a second mortgage Deed of Trust of record in Book 5135, Page 942, of the Register's Office for Davidson County, Tennessee, to Commerce Union Bank.

THIS conveyance is subject to restrictions of record in Book 3864, Page 441, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all easements of record.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 204 Bonna Oaks Dr. (House Number) (Street) Hermitage, Tenn. 37076 (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 11th day of December, 1979

Charles St. John

Mary P. St. John

STATE OF TENNESSEE
Davidson County

BOOK 5543 PAGE 795

Personally appeared before me, Mrs. Ronald W. Spivey, a Notary Public in and for said County and State, the within named Charles St. John and Mary P. St. John

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 11th day of December 1979.

Commission expires April 17, 1983

Mrs. Ronald W. Spivey
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

Charles St. John

TO

Kermit W. Bowling

F 70285

IDENTIF. REFERENCE

JAN 2 9 04 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Return To:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5548 PAGE 796

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

31644.35- CO
52.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 59.18-
4814401/02/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70285

IDENTIF. REFERENCE

JAN 2 9 04 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 734417