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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 290,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY 19 80

Notary Public

MY COMMISSION EXPIRES 3-8-80

(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
Phillip P. Brown (NAME)	Commerce Union Bank (NAME)	116-4-158
3925 Woodlawn Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	7DA 4955
Nashville, Tn. 37205 (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, John M. Tudor, Jr. et ux Hazel B. Tudor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip P. Brown et ux Sue N. Brown

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. 8 of a subdivision of Block A of W. W. Hart's Residence on the plan of W. M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County, described according to a September 28, 1979, survey by John B. Kohl, III, Tennessee Registered Surveyor, No. 100, as follows:

BEGINNING at a point on the southerly margin of Woodlawn Avenue at the common front corner of Lots Nos. 1 and 8, said point also being located westwardly 150.0 feet from the westerly margin of Wilson Avenue; thence, with the line between Lot 8 and Lots 1, 2 and 3, southwardly 395.4 feet to the northerly margin of a 12 foot alley; thence, with said margin westwardly 158.1 feet to the common rear corner of Lots Nos. 7 and 8; thence, with the line between Lot 8 and Lots 7, 6 and 4, northwardly 395.4 feet to a point on the southerly margin of Woodlawn Avenue; thence, with said margin eastwardly 157.0 feet to the Point of Beginning.

BEING the same property conveyed to John M. Tudor, Jr. and wife, Hazel B. Tudor by deed from George H. Hall and wife, Thelma W. Hall of record in Book 2031, page 229, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3925 Woodlawn Avenue (House Number) (Street) Nashville, Tn. 37205 (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 15TH day of JANUARY, 19 80

John M. Tudor, Jr.

Hazel B. Tudor

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 John M. Tudor, Jr. et ux Hazel B. Tudor

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 15TH day of JANUARY 1980

Commission expires Apr 15, 1983

George W. Pickles
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

John M. Tudor, Jr.

TO

Phillip P. Brown

F 72499

IDENTIF. REFERENCE

JAN 16 2 35 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Roll 1 box 8

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

7632 01/16 760.50- CHECK

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
		290000.00-	CO	
		754.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	760.50-
7632A01/16/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7-2499

IDENTIF. REFERENCE

JAN 16 2 35 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 737137