ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Patrick Walsh (NAME)	Commerce Union Bank (NAME)	150-7
3272 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Par. 23
Antioch, (CITY) Tn. (STATE) 37013 (ZIP CODE)	Nashville, (CITY) Tn. (STATE) 37219 (ZIP CODE)	2D 38160

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WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $45,541.34 due and owing to Commerce Union Bank, secured by a deed of trust of record in Book 5405, page 371, Register's Office for Davidson County, Tennessee,

We, Daniel W. McEachern and wife, Joe Ann McEachern,
have bargained and sold, and by these presents do transfer and convey unto the said James Patrick Walsh and Alan B. Thomas, Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 107 on the Plan of Towne Village of The Country, Section I, as of record in Book 5200, pages 55 and 56, said Register's Office.

Said Lot No. 107 fronts 65 feet on the northerly margin of New Towne Road and extends back 206.86 feet on the easterly line and 206.86 feet on the westerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Daniel W. McEachern and wife, Joe Ann McEachern by deed from Randall Phillips Builders, Inc. of record in Book 5405, page 368, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (XX) property, known as 3272 New Towne Road
(House Number) (Street)

Antioch, (P. O. Address) Tennessee (City or Town) 37013 (Zip Code)

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.

Whenever 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 hands this 3rd day of March, 19 80.

Daniel W. McEachern
Daniel W. McEachern

Joe Ann McEachern
Joe Ann McEachern

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 Daniel W. McEachern and wife, Joe Ann McEachern

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 3rd day of March, 19 80.

My commission expires 10-18-81 Notary Public Donna M Gregory

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,541.34 This is equal to or greater than the property would bring at a fair and voluntary sale.

Alan B. Thomas, Jr.

Sworn to and subscribed before me this 3rd day of March, 19 80.

My commission expires 10-18-81 Notary Public Donna M Gregory

This instrument was prepared by:

LAWYER'S ESCROW SERVICE, INC.,1161 Murfreesboro Rd.,#248,Nashville,Tn.37217

Name Address

7548 03/14 150.80- CHECK

WARRANTY DEED

FROM Daniel W. McEachern

TO Joe Ann McEachern

James Patrick Walsh

Alan B. Thomas, Jr.

F. 80628

RUSH

IDENTIF. REFERENCE

MAR 14 11 27 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

5[illegible]41.84- CO
1[illegible].30 CO TX
.50 MTGE
6.00 [illegible]
CHECK [illegible]-
794[illegible] REL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80628

IDENTIF. REFERENCE

MAR 14 11 27 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 747067