This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5586 PAGE 998

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alberta Ann Reed	Commerce Union Bank	148-8-249
(NAME:) 804 Xavier Court	(NAME) P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, TN. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Alberta Ann Reed and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Alberta Ann Reed has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $32,500.00, secured by deed of trust of record in Book 5495, page 309, Register's Office for Davidson County, Tennessee,

I, Teresa Ann Springer, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Alberta Ann Reed

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 188 on the Plan of Section Ten, Terragon Trails, of record in Book 5190, page 173, Register's Office for Davidson County, Tennessee. Said Lot No. 188 fronts 63.55 feet on the southeasterly margin of Xavier Court and extends back 100.81 feet on the northeasterly line and 160.0 feet on the southwesterly line to a dead line in the rear, measuring 112.11 feet thereon.

Being the same property conveyed to Teresa Ann Springer by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5495, page 306, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 20-foot building setback line from Xavier Court and conditions of Owner's Certificate of record in Book 5190, page 173, said Register's Office; and restrictive covenants of record in Book 5341, page 979, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $39,895.00

Subscribed and sworn to before me, this the 3rd day of April 1980

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 804 Xavier Court, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1980 taxes which are assumed by purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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* April, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Teresa Ann Springer

Teresa Ann Springer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Teresa Ann Springer, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *this* 3rd *day of* April, *19* 80

Mary Emery *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

1719 04/04 108.94- CHECK

Chicago Title Ins. Co.
G-238/55

WARRANTY DEED

FROM
Teresa Ann Springer

TO
Alberta Ann Reed

F-83618

IDENTIF. REFERENCE

APR 4 10 40 AM '80

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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
			39355.80- CO	
			102.44 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 103.94-	
			1719A04/04/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-83618

IDENTIF. REFERENCE

APR 4 10 40 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750695