WARRANTY DEED

BOOK 5593 PAGE 32

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Bettye Fisher Baer
4107 Legend Hall Drive
Nashville, Tennessee 37215

Commerce Union Bank
1 Commerce Place
Nashville, TN 37239

Map 131-1
Par. 145

THIS CONVEYANCE made the 17th day of April, 1980, by and between M AND P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, hereinafter referred to as "Grantor", and BETTYE FISHER BAER, hereinafter referred to as "Grantee",

W I T N E S S E T H:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto BETTYE FISHER BAER, her heirs and assigns, the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4107 in Legend Hall, a Horizontal Property Regime, located at 4107 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being part of the same property conveyed to M and P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, by deed from Christine Shelton Hobbs, of record in Book 4806, page 304, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE) The actual consideration or value whichever is
COUNTY OF DAVIDSON) greater, for this transfer is $ 165,857.11
Subscribed and sworn to before me,
this 17th day of April, 1980.

Bettye F. Baer
Affiant

John V. Adams
Notary Public

Commission Expires:

1-22-84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

04/22 438.75- CHECK

4656

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes in common with the Grantor, his heirs and assigns, any and all portions of the project designated by statute and the Master Deed as common elements.

This conveyance is subject to the reservations, restrictions, covenants and obligations set forth in the Master Deed and By-Laws of the Association of Owners dated the 18th day of July, 1975, of record in Book 4934, page 15, Register's Office for Davidson County, Tennessee, all of which are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, all of which are acceptable by the Grantees as binding and to be binding upon the Grantees, their heirs and assigns.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereto belonging or otherwise pertaining to, held or enjoyed therewith, unto the Grantee, her heirs and assigns, forever, subject to the privileges hereinabove set forth.

The Grantor, for himself, his heirs and assigns, conveys and agrees with the Grantee as hereinabove described, that the Grantor is lawfully seized in fee simple of said property, has a good right to sell and convey the same, and that the said property herein conveyed is free from all encumbrances, except for taxes for the year 1980, and the Grantor, his heirs and assigns, shall warrant and defend the same to the Grantee hereinabove described forever, against the lawful claims and demands of all persons except as aforesaid.

Grantee, in consideration of the foregoing covenants, hereby covenants and agrees with the Grantor and the Grantee assumes and agrees to pay all assessments when the same become due as set forth in the Master Deed and the By-Laws of the Association of Owners of Legend Hall, as hereinabove set forth.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on the day and date first above written.

M & P

BY: James E. Patterson
James E. Patterson
GRANTOR

Bettye F. Baer
Bettye Fisher Baer
GRANTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Patterson, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1980.

John D. Dyson
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettye Fisher Baer, the 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, Tennessee, this 17th day of April, 1980.

John D. Dyson
Notary Public

My Commission Expires: 1-22-84

F 85937

IDENTIFICATION REFERENCE

APR 22 8 45 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5593 PAGE 35

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

165057.11- CO
429.85 CO TX
.50 PRFEE
9.00 WDECO
CHECK 438.76-
4656A04/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F85937.

IDENTIF. REFERENCE

APR 22 8 45 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 753516