5426 04/25 189.50- CHECK

WARRANTY DEED

BOOK 5594 PAGE 673

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,984.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF April 19 80

Notary Public

MY COMMISSION EXPIRES: 5-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS (NAME) 107 Donelson Pike, Nashville, Tennessee 37214 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL S. BROWN et ux (NAME)	Commerce Union Bank (NAME)	Map 85-11
3061 Jenry Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 93
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3DZ-64020

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, MICHAEL T. O'NEAL, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL S. BROWN and wife, KATHERINE C. 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. 71 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said county, and described as follows:

Said Lot No. 71 fronts 90 feet on the easterly side of Jenry Drive, and runs back 297.23 feet on the northerly line and 141.80 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 185.19 feet thereon.

Being the same property conveyed to Michael T. O'Neal, unmarried, by deed from Roland T. Dowell and wife, Winnie Dowell, as of record in Book 5509, page 607, Register's Office for Davidson County, Tennessee.

Grantee herein assumes and promises to pay a first mortgage indebtedness in favor of Commerce Union Bank, as of record in Book 5509, page 610, Register's Office for Davidson County, Tennessee.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

This is unimproved ( ) improved (X) property, known as 3061 Jenry Drive, Nashville, Tennessee 37214
(House Number) (Street) (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 my hand this 24th day of April, 19 80

Michael T. O'Neal

Michael T. O'Neal

BOOK 5594 PAGE 674

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 Michael T. O'Neal

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 24 day of April, 19 80

Commission Expires 5-18-81 , Notary Public.

STATE OF _____ }
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

F 86568

IDENTIFICATION REFERENCE

APR 25 8 42 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
MICHAEL T. O'NEAL

TO
PAUL S. BROWN et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5594 PAGE 675

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
			54584.65- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	149.50-
5426A04/25/80 BAL				.2.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 86568

FOR REFERENCE

APR 25 8 42 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 754248