BOOK 5601 PAGE 423

8748 05/13 101.90- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,659.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 1980.

Notary Public

MY COMMISSION EXPIRES: 4/12/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magnum Properties, Ltd. No.1 (NAME)	Commerce Union Bank (NAME)	2DU-68888
2800 Gilmer Road, Suite 2 (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	149-5
Longview, Texas 75604 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37239 (CITY) (STATE) (ZIP)	168

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, Marion Thurman, Builder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magnum Properties, Ltd. No. 1

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:

BEING Lot No. 86 on the plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Marion Thurman, Builder by deed from Edward Steve Travis and wife, Gloria Jean Travis, of record in Book 5523, Page 346, said Register's Office. Carolyn Pace executed this instrument on behalf of Marion Thurman pursuant to a Power of Attorney of record in Book 4810, Page 198, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all easements as shown on the Plan of record in Book 5200, Page 18, said Register's Office.

GRANTEE herein agrees to assume and pay a first mortgage payable to Commerce Union Bank, of record in Book 5332, Page 299, Register's Office, Davidson County, Tennessee.

Escrow account and insurance to be transferred to grantee.

This is unimproved ( ) improved (X) property, known as 4757 Terragon Trail, Antioch, TN. 37013
(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 12th day of May, 1980

Marion Thurman, Builder:

By: Carolyn O Pace

Carolyn Pace
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me,_____, a Notary Public in and for said County and State, the within named_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____, Tennessee, this_____day of_____19___

Commission expires_____

_____
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

F 89180

WARRANTY DEED

FROM
MARION THURMAN BUILDER

TO
MAGNUM PROPERTIES, LTD. NO. 1

IDENTIF. REFERENCE

MAY 13 11 02 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

File box 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 Carolyn Pace with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Marion Thurman as his Attorney in Fact as the free act and deed of the within named Marion Thurman.

Witness my hand and official seal at Nashville, Tennessee, the 12th day of May, 1980.

Grace N. Flood
Notary Public

My Commission Expires: 7/19/81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5601 PAGE 425

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

36659.37- CO
95.42 CO TX
.50 PRFEE
6.00 WDEED
CHECK 101.92-
B748A05/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F89180

IDENTIFICATION REFERENCE

MAY 13 11 02 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 757455