4301 Hillsboro Rd
Nashville, Tennessee

WARRANTY DEED

6895 06/30 186.10- CHECK (CORPORATE FORM) BOOK 5618 PAGE 773 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Rhea Sanders, et ux (NAME)	Home Federal Savings & Loan (NAME)	
1500 Monticello Avenue (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	34-9
Madison, Tn. 37115 (CITY) (STATE) (ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	7

FOR AND IN CONSIDERATION of the sum of Forty Six Thousand and no/100 ----------
($46,000.00)---------- *Dollars,*
of which approximately Fourteen Thousand ($14,000.00) Dollars being paid in cash and the remainder being the assumption of a Deed of Trust Note held by Home Federal Savings and Loan with a principal balance of approximately Thirty Two Thousand ($32,000.00) Dollars of record in Book 4819, Page 799, Register's Office of Davidson County, Tennessee.

Commerce Union Bank *has bargained and sold, and does hereby transfer and convey unto the said*
William Rhea Sanders and Deloris A. Rodriquez-Ortiz,
their *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Being part of Lot No. 27 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, more particularly described according to a survey thereof made June 4, 1952 by N.G. Jenkins, Surveyor, as follows:
Beginning at a point on the westerly margin of Monticello Drive at the common corner of Lot Nos. 27 and 29; thence in a westerly direction along the line between said two lots 263 feet to a point; thence in a southerly direction 176 feet to the northwest corner of a tract conveyed to William T. Sanders and wife, by deed of record in Book 1912, page 495, said Register's Office; thence in an easterly direction 305 feet to the westerly margin of Monticello Drive; thence in a northerly direction along the westerly margin of Monticello Drive, 175-1/2 feet, more or less, to the point of beginning.
Being the same property conveyed to Commerce Union Bank by Trustee's Deed from Michael Noel, Substitute Trustee, of record in Book 5592, page 990, Register's Office for Davidson County, Tennessee.

CATHERINE P. ... DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $46,000.00

Subscribed and sworn to before me, this the 26th day of June, 1980.

Affiant William Rhea Sanders

My commission expires: January 22 1984 (Affix Seal)

Notary Public Catherine P. Hamm

unimproved ( )
This is improved XX property, known as 1500 Monticello Avenue Madison, Tn.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
William Rhea Sanders and Deloris A. Rodriquez- Ortiz,
their *(successors),*
heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Except for Deed of Trust of record in Book 4819, page 799, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
William Rhea Sanders and Deloris A. Rodriquez- Ortiz, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* Twenty Sixth *day of* June, *19* 80, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Commerce Union Bank

By: Clarence Reynolds, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Catherine P. Ham, a Notary Public of the State and County aforesaid, personally appeared Clarence E. Reynolds, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Senior Vice President of the Commerce Union Bank, the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 26 day of June, 19 80

Catherine P. Ham Notary Public

My Commission expires January 22, 1984

F. 95505

T
IDENTIF. REFEREN

Jun 30 10 36 AM

FILED
DAVIDSON COUNTY, TE

WARRANTY DEED

FROM

Commerce Union Bank

TO

William Rhea Sanders
and

Deloris A. Rodriquez-Ortiz

Attorneys
TITLE COMPANY
STAHLMAN BUILDING

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5618 PAGE 775

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
			46000.00-	CO
			119.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	126.10-
6895A06/30/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F95505

IDENTIF. REFERENCE

JUN 30 10 35 AM '80

No. 765277