This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

mal-7

This Form furnished by Attorneys Title Company, Inc.

BOOK 5619 PAGE 16

Form No. WD-2

FROM

JAMES B. HARDY, UNMARRIED

TO

GARY P. SPOLETA, ET UX

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary P. Spoleta, Et Ux (NAME)	Commerce Union Bank (NAME)	86-10
77 Forest Park Dr (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	36
Brentwood Tenn. 3720[illegible] (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 30 2 03 PM '80

FILED & RECORDED
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 51,500.00 Gary P. Spoleta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 80

Notary Public

MY COMMISSION EXPIRES: 1/13/83

(AFFIX SEAL)

E 95592

For and in Consideration of the sum of ----------$10----------

Ten and no/100---------- DOLLARS

Cash in hand paid receipt of which is hereby acknowledged, and for other good and valuable consideration, including the assumption of a balance due on a Note secured by Deed of Trust of record in Book 5522, page 633, Register's Office for Davidson County, Tennessee, executed by James B. Hardy, unmarried, dated October 19, 1979, to secure Commerce Union Bank on a note in the original amount of $44,550.00, payable as therein specified, J. G. Palmer, Trustee.

I, James B. Hardy, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Gary P. Spoleta and wife, Carol T. Spoleta 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. 20 on the Plan of Chapelwood, Section 2, as of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James B. Hardy, unmarried by deed from Griffin & Griffin Construction Company, a partnership, of record in Book 5522, page 630, Register's Office for Davidson County, Tennessee.

7031 [illegible] CK

BOOK 5619 PAGE 17

WD-2

This is ( ) unimproved (X) improved property, known as 3525-3527 Magnum Drive, Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary P. Spoleta and wife, Carol T. Spoleta their heirs and assigns, forever.

And we do covenant with the said Gary P. Spoleta and wife, Carol T. Spoleta 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.

Except Deed of Trust assumed above

And I, James B. Hardy do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Gary P. Spoleta and wife, Carol T. Spoleta their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of June, 1980

James B. Hardy
JAMES B. HARDY

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 B. Hardy

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 23rd day of June, 1980.

Notary Public

Commission expires 1/15/83.

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 singing the name of the corporation by self as .

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

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5619 PAGE 18

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
			51500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
7031A06/30/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95592

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IDENTIF. REFERENCE

JUN 30 2 03 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 765412