This Form furnished by Attorneys Title Company, Inc.

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

Form No. WD-2

FROM

MICHAEL T. O'NEAL, UNMARRIED

TO

THOMAS CHARLES ZEMAN ET UX

NANCY ANN ZEMAN

For draftsman's use

PREPARED BY:
JOHN G. DOAK, ATTORNEY
2525 Lebanon Road
Nashville, TN 37214

BOOK 5620 PAGE 26

7419 07/02 163.80- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Charles Zeman et ux (NAME)	Commerce Union Bank (NAME)	3DZ64224
3101 Edgemont Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	85-7
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	84

(FOR REGISTER'S USE)

F 95913

IDENTIF. REFERENCE

JUL 2 9 28 AM '80

FELIX P. [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 60,538.99

John G. Doak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June, 1980

Marie B. Cummings
Notary Public

MY COMMISSION EXPIRES: 6 February, 1982

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 6, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5372, page 505, and note of even date thereby secured, in the original principal amount of $48,500.00, payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of George B. Reed, Jr., and wife, Barbara A. Reed and Michael T. O'Neal under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

MICHAEL T. O'NEAL, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said

THOMAS CHARLES ZEMAN AND WIFE, NANCY ANN ZEMAN

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. 124 on the Plan of Stanford Country Club Estates, Section 3, as of record in Book 2900, page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 124 being a corner lot fronts 182.46 feet on the northerly side of Danyacrest Drive, 135.44 feet on the easterly side of Edgemont Drive and 41.16 feet on the curving corner at said intersection and runs back between converging lines 141.95 feet on the northerly side line and 121.87 feet on the easterly side line to a point at the rear.

BEING the same property conveyed to Michael T. O'Neal by deed from George B. Reed, Jr. and wife, Barbara A. Reed of record in Book 5585, page 846, Register's Office for Davidson County, Tennessee.

Grantor further transfers and conveys unto grantees the funds held in escrow and do hereby authorize Commerce Union Bank to transfer the existing insurance on the premises to grantees.

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WD-2

This is unimproved ( ) improved (XX) property, known as 3101 Edgemont Drive, Nashville, TN 37214
(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 grantees heirs and assigns, forever.

And I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of June, 1980

Michael T. O'Neal
MICHAEL T. O'NEAL

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, UNMARRIED

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 27th day of June, 1980

Marie B. Cummings, Notary Public.

Commission expires 6 February, 1982

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 signing 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 _____ BOOK 5620 PAGE 28

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

60538.99- CO
157.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 163.80-
7419A07/02/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9591.3

T
IDENTIF. REFERENCE

JUL 2 9 20 AM '80

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

No. 765783