Form No. WD-1

BOOK 5630 PAGE 683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 1980

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Thomas O'Neal,	Commerce Union Bank	3DZ-64222
(NAME) 3103 Edgemont Drive	(NAME) P. O. Box 2546	85-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) Nashville, TN 37219	85
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ralph G. Ince, and wife, Jean J. Ince

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Thomas O'Neal, unmarried

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. 160 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, pages 83 and 84, Register's Office for said County, to which plat reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Ralph G. Ince, an unmarried man, by deed from Charles Von Bates and wife, Syliva B. Bates, of record in Book 3675, page 155, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 3066, page 219, said Register's Office, and any other existing easements of record.

JEAN J. INCE, Wife of the Grantor, joins in this conveyance for the purpose of relinquishing any and all interest she may have in the above-described property by reason of marital status.

This is unimproved ( ) improved (XX) property, known as 3103 Edgemont Drive (House Number) (Street) Nashville, TN 37214 (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 our hand this 29TH day of JULY, 1980

Ralph G. Ince,

Jean J. Ince

BOOK 5630 PAGE 684

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph G. Ince, and wife, Jean J. Ince

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29TH day of JULY, 1980.

Commission expires 4/17/83

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM
Ralph G. Ince, unmarried

TO
Michael Thomas O'Neal, unmarried

F. 99800

IDENTIF. REFERENCE

JUL 30 10 47 AM '80

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

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5630 PAGE 685

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
			37500.00- CO	
			97.50 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 104.00-	
			2438A07/30/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 99800

IDENTIF. REFERENCE

Jul 30 10 47 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 770627