FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1

$ 43,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 1980.

Notary Public

MY COMMISSION EXPIRES: 7/7/83

(AFFIX SEAL)

BOOK 5633 PAGE 570

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Duke Peercy (NAME)	Commerce Union Bank (NAME)	76-5
4823 Shadowlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	123
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	4D-68A51

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 Builders, a sole proprietorship composed of Marion Thurman and wife, Eva M. Thurman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Duke Peercy

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. 129 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 129 fronts 74.64 feet on the southerly margin of Shadowlawn Drive and extends back 139.52 feet on the easterly line and 143.35 feet on the westerly line to a dead line in the rear, measuring 93.12 feet thereon.

BEING part of the same property conveyed to Marion Thurman Builders by deed from Thomas V. White, Trustee, of record in Book 5582, page 247, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4938, Page 337, said Register's Office and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Marion Thurman and wife, Eva M. Thurman by Carolyn C. Pace for Marion Thurman and Carolyn Pace for Eva M. Thurman as their Attorney in Fact pursuant to recorded Powers of Attorney of record in Book 4840, page 198, and Book 4839, page 468, respectively, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4823 Shadowlawn Drive (House Number) (Street) Hermitage, TN 37076 (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 our hand S this 4TH day of AUGUST, 1980

MARION THURMAN — EVA M. THURMAN

BY: Carolyn C. Pace — BY: Carolyn C. Pace

Carolyn C. Pace, Atty in Fact — Carolyn C. Pace, Atty in Fact

STATE OF TENNESSEE
Davidson County

BOOK 5633 PAGE 571

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

WARRANTY DEED

FROM Marion Thurman Builders

TO Melissa Duke Peercy

G01.012

IDENTIF. REFERENCE

AUG 5 3 18 PM '80

FELIX Z. ...SON JR. REGISTER
DAVIDSON COUNTY, TEN...

Rec'd Bob & PR

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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 C. Pace, also known as Carolyn Pace, with whom I am personally acquainted, and who acknowledged, that she executed the within instrument on behalf of Marion Thurman and wife, Eva M. Thurman as their Attorney in Fact as the free act and deed of the within named Marion Thurman and wife, Eva M. Thurman.

Witness my hand and official seal at Nashville, Tennessee, ~~this~~ the 4th day of August, 1980.

Patricia S. Spicer
Notary Public

My commission expires:
7-17-83

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5633 PAGE 572

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
			43950.00-	CO
			114.14	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	120.64-
3871	A	08/05/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01-012

IDENTIF. REFERENCE

Aug 5 3 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772017