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FORM NO. WD-1

8109 08/20 170.00 - CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,553.40

Robert L. Coker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 1980

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN L. COKER (NAME)	COMMERCE UNION BANK (NAME)	42-10-39
105 RHINE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	ONE COMMERCE PLACE (STREET ADDRESS)	11D-11455
MADISON, TENNESSEE 37115 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (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, JOHN L. MATTHEWS JR. AND WIFE, LILLIAN JEAN MATTHEWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. COKER and wife Sherrian D. Coker

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:

BEING Lot No. 13 on the Plan of Sherry Heights, Section II, as of record in Book 2331, page 69, Registers Office for Davidson County, Tennessee.

Said Lot begins at a point in the easterly margin of Rhine Drive the common corner of Lot Nos. 11 and 13; thence along the line between said Lots 11 and 13, eastwardly 130.0 feet to a concrete monument; thence S 55 deg. 22 minutes west 236.2 feet to a concrete monument in the northerly margin of Westchester Drive; thence westwardly along the margin of said Drive 130.0 feet to a concrete monument, the beginning of a curve; thence northwestwardly around said curve 39.3 feet to a concrete monument in the easterly margin of Rhine Drive; thence northwardly along the margin of Rhine Drive 250.0 feet to the point of beginning.

Being the same property conveyed to John L. Matthews Jr. and wife, Lillian Jean Matthews by deed from Robert W. Hobson and wife, Cindy Lynn Hobson of record in Book 5443, page 456, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Commerce Union Bank in the original principal amount of $48,150.00 of record in Book 5336, page 735, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 105 RHINE DRIVE MADISON, TN.
(House Number) (Street) (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 S this 20th day of AUGUST, 1980

John L. Matthews
JOHN L. MATTHEWS JR.

Lillian Jean Matthews
LILLIAN JEAN MATTHEWS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. MATTHEWS JR. AND WIFE, LILLIAN JEAN MATTHEWS

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 20th day of AUGUST, 1980

Commission expires 4/22/84

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

JOHN L. MATTHEWS JR. AND WIFE

LILLIAN JEAN MATTHEWS

TO

ROBERT L. COKER

G 0 4 3 7 7

IDENTIF. REFERENCE

AUG 26 10 34 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			66553.40- CO	
			173.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 179.66-	
			B109A08/26/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G043777

IDENTIF. REFERENCE

AUG 26 10 34 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 776106