FORM NO. WD-1

BOOK 5644 PAGE 438

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$65,500.00 Patricia S. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1980.

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Shaffer and G. F. Sudberry (NAME)	Commerce Union Bank (NAME)	150-3
3433 Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par. 34
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	2D-41965

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 K. Wilson and wife, Sydney W. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Shaffer and G. F. Sudberry

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. 20 on the Plan of The Country, Section 2, of record in Plat Book 5050, page 40, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to John K. Wilson and wife, Sydney W. Wilson by deed from Steven W. Stiles and wife, Vickie Stiles, of record in Book 5332, page 858 Register's Office for Davidson County, Tennessee.

For and inconsideration of Ten Dollars (10.00) 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 12/29/77 and filed for record in 1/3/78 in the office of the recorder of deeds of Davidson County, Tennessee in Book 5239, page 354, and note of even date thereby secured, in the original principal amount of $49,900.00 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 obligation of William R. Hoffman and wife, Joannie A. Hoffman under the terms of the instruments creating a loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 5111, page 606 and such easements and setback lines of record in Book 5050, page 40, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 3433 Timber Trail (House Number) (Street) Antioch, Tn. (P O Address) 37013 (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 25th day of August, 1980

X John K. Wilson

Sydney W. Wilson

Texas

STATE OF TENNESSEE
Davidson County ~~X~~
HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John K.Wilson and Sydney W. Wilson

the bargainor S, 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 Houston ~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ Nashville, Tennessee, this 25 day of August 19 80

Commission expires ~~X~~ 2/24/81

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) (his oath) acknowledged (themselves) (himself) 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

G 0 5 2 0 0

IDENTIF. REFERENCE

AUG 29 11 52 AM '80

FELIX Z. WILSON CL REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
John K. Wilson and wife,
Sidney W. Wilson

TO
Ronald E. Shaffer and
G. F. Sudberry

File Box 24

9007

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5644 PAGE 440

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
			65500.00- CO	
			170.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 176.80-	
9087A	08/29/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05200

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IDENTIF. REFERENCE

AUG 29 11 52 AM '80

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

No. 777057