3965 09/23 183.30- CHECK BOOK 5654 PAGE 653

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE Fole

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde M. Francis, Jr., et al (NAME)	Commerce Union Bank (NAME)	130-11;86
2138 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	
Nashville Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (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, Deborah M. Barton (now Rota) and husband, Charles M. Rota

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde M. Francis, Jr. and wife, Jane F. Francis, and Clyde Milton Francis, III

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 part of Lot No. 10 of Block "P" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, for December 14, 1949, as follows:

Beginning on the westerly margin of Beacon Drive, at the corner of Lot Nos. 10 and 11, being the southeast corner of the propety conveyed to Thomas L. Cummings, Jr. and wife, by deed from Goodloe Chaffin, et al, of record in Book 1787, page 79, said Register's Office; thence with said Drive, southwardly 117 feet; thence westwardly 486.1 feet to the southeast corner of the property conveyed to Edward M. Guthrie and wife, by deed from Robert H. Furman and wife, of record in Book 2034, page 132, said Register's Office; thence with said Guthrie's easterly line, northwardly 103.2 feet, more or less, to the southerly line of said Cummings property; thence with said line, eastwardly 303 feet; thence northeastwardly 160 feet to the beginning.

Being the same property conveyed to Deborah M. Barton, unmarried by deed from Janet Lynn Dozier, unmarried, of record in Book 5117, page 198, re-recorded in Book 5128, page 624, said Register's Office.

It is understood and agreed that Grantees will assume the indebtedness secured by a deed of trust of record in Book 5117, page 200, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1980 Metropolitan Government taxes.
2. The Plan of record in Book 1424, page 25, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4510 Beacon Drive, Nashville, Tennessee 37215
(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, successors, assigns 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 22nd day of September 19 80

Deborah M Barton Rota
Deborah M. Barton Rota

Charles M Rota
Charles M. Rota

STATE OF _____)

COUNTY OF DAVIDSON)

BOOK 5654 PAGE 654

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah M. Barton Rota and husband, Charles M. Rota, 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 22 day of Sept., 1980

Commission Expires: 10/15/83

Leanne Roaden
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 _____ day of _____, 19 .

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Deborah M. Barton (now Rota)

and husband, Charles M. Rota

TO

Clyde M. Francis, Jr. and wife, Jane F. Francis, and Clyde Milton Francis, III

G 0 9 1 2 7

IDENTIF. REFERENCE

Sep 23 10 13 AM '80

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

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 68,000.00

Clyde M Francis Jr

Subscribed and sworn to before me this 22 day of Sept., 1980

My Commission Expires: 10/15/83

Leanne Roaden
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5654 PAGE 655

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
			66000.00- CO	
			176.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 183.30-	
3965A	09/23/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 9 1 2 7

IDENTIF. REFERENCE

SEP 23 10 14 AM '80

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

No. 781768