BOOK 5673 PAGE 575

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John L. Berndt and wife, Gail E. Berndt (NAME)	Commerce Union Bank (NAME)	75-11
629 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	76
Hermitage (CITY) Tn. (STATE) 37076 (P. O. ZIP)	Nashville (CITY), Tenn. (STATE) 37219 (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, Arthur Robert Welhoelter and wife, Judith Ann Welhoelter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Berndt and wife, Gail E. Berndt

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. 395 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for said County.

Said Lot No. 395 fronts 80.00 feet on the easterly side of Mercer Drive and runs back 168.16 feet on the northerly side and 173.39 feet on the southerly side to a line in the rear which measures 85.32 feet.

Being the same property conveyed to Arthur Robert Welhoelter and wife, Judith Ann Welhoelter, by deed from Sonny Mooney, an unmarried person, of record in Book 5355, page 556, Register's Office for said County.

It is understood and agreed that Grantees will assume the indebtedness secured by a deed of trust of record in Book 5355, page 558, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1980 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4793, page 157, made applicable to Section 3 in Book 4849, page 767, amended in Book 5020, page 58, and Book 5028, page 357, said Register's Office.
3. The Plan of record in Book 4675, page 140, said Register's Office.
4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 629 Mercer Drive, Hermitage, Tennessee 37076
(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 3rd day of November, 19 80

Arthur Robert Welhoelter

Judith Ann Welhoelter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Robert Welhoelter and wife, Judith Ann Welhoelter 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 3 day of NOV, 1980

Commission Expires: 10/15/83

Leanne Roades
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

Arthur Robert Welhoelter and wife, Judith Ann Welhoelter

TO

John L. Berndt and wife, Gail E. Berndt

G 1 5 8 0 5

IDENTIF. REFERENCE

NOV 3 3 53 PM '80

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 $ 62,119.22

John L. Berndt

Subscribed and sworn to before me this 3 day of NOV, 1980

My Commission Expires: 10/15/83

Leanne Roades
Notary Public

2361

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

RECEIVED OF _____

FOR _____

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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
			62119.22- CO	
			161.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.96-	
2361A11/03/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1-5805

IDENTIF. REFERENCE

NOV 3 3 53 PM '80

No. 789891