THIS INSTRUMENT PREPARED BY:
Paul Holbrook, Attorney
412 Nashville Trust Bldg.
Nashville, Tennessee

BOOK 5675 PAGE 573

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell Staub (NAME)	Commerce Union Bank (NAME)	23W-03005
123 South 11th Street (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Map 83-14
Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Par 357

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - *Dollars,*

cash in hand paid by Russell Staub, and other good and valuable considerations, the receipt of which we, Charles A. Chapman and wife, Pauline F. Chapman is hereby acknowledged.

We, Charles A. Chapman and wife, Pauline F. Chapman

have this day bargained and sold, and do hereby transfer and convey unto the said

Russell Staub

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 21 on the Map of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 21 fronts 47 feet on the southerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley measuring 47 feet thereon.

Being the same property conveyed to Charles A. Chapman and wife, Pauline F. Chapman by deed from Sig. L. Sugarman and wife, Frances W. Sugarman, et al, of record in Book 4289, page 863, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the said Russell Staub assumes and agrees to pay the remaining unpaid balance of a certain note which is secured by a deed of trust to James A. Green, Trustee, of record in Book 4289, page 865, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 24th day of September 1980.

Affiant

My commission expires: 4/25/81.
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1620 (House Number) Shelby Avenue (Street) Nashville (P.O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as herein above shown.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24th *day of* September *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A Chapman

Pauline F. Chapman

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,* Charles A. Chapman and wife, Pauline F. Chapman

the within named 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* 24th *day of* September, *19* 80.

Paul Hollowell *Notary Public*

Commission expires 4/25/81.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

G I 6 5 3 0

IDENTIF. REFERENCE

Nov 7 2 46 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM
Charles A. Chapman, et ux

TO
Russell Staub

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR BOOK 5675 PAGE 575

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

[illegible].00- CO
75.00 CO TX
.50 PRFEE
[illegible].00 MSE D
CHECK 75.50-
3276A11/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.1.6.5.3.0

1 IDENTIF. REFERENCE

Nov 7 2 46 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 790772