STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,896.40

Jimmy Dale Fagg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 1980

Notary Public

MY COMMISSION EXPIRES: 2-21-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115
NAME ADDRESS

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Dale Fagg (NAME)	Commerce Union Bank (NAME)	Map 61-10
3845 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place Real Estate Div. (STREET ADDRESS)	Parcel 72
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	12DZ 11780

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, Thomas Edward Duke and wife, Delle Anne Duke,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Dale Fagg

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. 9 on the plan of Maplewood Heights Resubidivision, of record in Book 4885, page 27, Register's Office for said County.

Said Lot No. 9 fronts 70.00 feet on the easterly margin of Edwards Avenue and extends back between parallel lines 300 feet to a line in the rear.

Being the same property conveyed to Thomas Edward Duke and wife, Delle Anne Duke, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5305, page 676, Register's Office for said County.

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* including the assumption by the said grantee of the unpaid balance of a certain indebtedness payable to Commerce Union Bank and secured by deed of trust of record in Book ____, page _____, Register's Office for said County.

unimproved ( )
This is improved (XX) property, known as 3845 Edwards Avenue, Nashville, TN 37216
(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 7th day of November, 1980

Thomas Edward Duke — Delle Anne Duke

Thomas Edward Duke — Delle Anne Duke

STATE OF TENNESSEE
Davidson County

BOOK 5676 PAGE 483

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Edward Duke and wife, Delle Anne Duke

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 Madison, Tennessee, this 7th day of November, 19 80

Commission expires 2-2-81

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 (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

TO

G 16852

IDENTIF. REFERENCE

Nov 11 8 49 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

ST. PAUL TITLE
INSURANCE CORPORATION

We're not everyone else.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5676 PAGE 484

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
			36856.40- CO	
			95.54 CO TX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK 102.44-	
			36844 11/11/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 16852

IDENTIF. REFERENCE

Nov 11 8 49 AM '80

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

No. 791165