748 12/03 200.46- CHECK

WARRANTY DEED

BOOK 5685 PAGE 455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,644.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1980

Notary Public

MY COMMISSION EXPIRES: October 7, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GABRIEL V. STARACE (NAME)	COMMERCE UNION BANK (NAME)	54-13
3226 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	28
Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	LW 05270

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, H. L. NEASE and wife, MARION CURTIS NEASE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GABRIEL V. STARACE and wife, DONNA C. STARACE

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 the northerly one-third of Lot No. 13, Section 2, of the Life and Casualty Plan, recorded in Book 843, page 56, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the center of Pitts Avenue a distance of 205-1/3 feet from the southeast corner of Lot No. 12, Section 2, and running thence along the center of said Pitts Avenue to the northeast corner of Lot No. 13, Section 2, thence South 76° 09' West a distance of 604.4 feet to a point; thence in an easterly direction a distance of 556 feet, more or less, to the point of beginning, comprising an acreage of approximately 1-1/4 acres, more or less.

Being the same property conveyed to H. L. Nease and wife, Marion Curtis Nease by deed from Perry T. Riley and wife, Dianne M. Riley, of record in Book 5611, page 334, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3226 Lakeshore Drive, Old Hickory, Tn. 37138 (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 1st day of December, 1980

H. L. NEASE

MARION CURTIS NEASE

BOOK 5685 PAGE 456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. L. Nease and Marion Curtis Nease

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 Goodlettsville, Tennessee this 1st day of December, 1980

Commission Expires October 17, 1982 Douglas R. Berry Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 the day of , 19

My commission expires Notary Public

WARRANTY DEED

FROM
H. L. NEASE, ET UX

TO
GABRIEL V. STARACE

G 19994

IDENTIFICATION

DEC 3 10 03 AM '80

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5685 PAGE 457

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
			74644.58- CO	
			193.96 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 20[illegible].46-	
7742A	12/03/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1-9994

T
IDENTIF. REFERENCE

DEC 3 10 08 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 795094