BOOK 5686 PAGE 637

*LIMITED
WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan Garfinkle, Trustee	Tract I - Dan Garfinkle, Trustee	Tract #I 71-15-77
(NAME)	(NAME)	
1 Commerce Place	Tract II - Home Fed. Sav. & Loan	Tract #II 92-7-119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) 4 & 1 Commerce Place	
Nashville, Tn.	Nashville, Tn.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged subject to an indebtedness as evidenced by an instrument of record in Book 4866, page 666, Registers Office for Davidson County, Tennessee.

We, A. C. Spain and Harold Hitt

have this day bargained and sold, and do hereby transfer and convey unto the said Dan Garfinkle, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors *the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT NO. I: Land in Davidson County, Tennessee, being the westerly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Eastmoreland Avenue at an iron pin at the corner of Lot Nos. 38 and 39; thence with the line between said lots, northerly 140 feet to the south margin of an alley; thence with said margin of the same easterly 34.5 feet; thence southerly 68 feet; thence westerly 7 feet; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with the margin of the same, westerly 26 feet to the beginning.

Being the same property conveyed to A. C. Spain and Harold Hitt by deed from Commerce Union Bank, a Tennessee banking corporation of record in Book 5671, page 323, Register's Office for Davidson County, Tennessee.

TRACT NO. II: Land in Davidson County, Tennessee, being Lot No. 2 and the south 18 feet of Lot No. 3 on the Plan of A. Roth's Subdivision of Lot No. 12, Boyd McNairy Plan, as of record in Book 57, page 79, Register's Office for said County.

Said Lot No. 2 and part of said Lot No. 3 adjoin and front together 43 feet on the westerly side of 24th Avenue North, and extend back between parallel lines, 140 feet to an alley.

Being the same property conveyed to A. C. Spain and Harold Hitt by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5671, page 323, Register's Office for Davidson County, Tennessee.

The above described property is not the homeplace of either A. C. Spain or Harold Hitt.

*All warranties of A. C. Spain and Harold Hitt herein contained are expressly limited to those persons or parties claiming by, through or under A. C. Spain and Harold Hitt.

This Instrument Was Prepared By
Of The Law Firm Podigo & Sanford
Stahlman Building, Nashville, Tennessee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 32,093.03

Subscribed and sworn to before me, this the 30th day of Dec 19 80

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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.

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 5th *day of* December, 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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Denny A. Ridge, a Notary Public in and for said County and State, the within named A. C. Spain and Harold Hitt

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 Nashville, Tennessee, this 5th day of December, 19 80.

Denny A. Ridge, Notary Public

Commission Expires 4-27-83

DENNY A. RIDGE NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

32045

IDENTIF. REFERENCE

DEC 5 10 02 AM '80

FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5686 PAGE 640

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
			32093.03- CO	
			63.46 CO TX	
			.50 PRFE	
			9.00 WDEED	
			CHECK	92.96-
			830LA12/05/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62040 5

IDENTIF. REFERENCE

DEC 5 10 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795634