FORM NO. WD-1

BOOK 5686 PAGE 770

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$59,755.78 × Samuel P. Walls Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 19 80

Notary Public

MY COMMISSION EXPIRES: 7/19/83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel P. & Nancy A. Walls (NAME)	Commerce Union Bank (NAME)	86-10-44
1850 Babe Ruth Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	4D-2101
San Jose, California 95132 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (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, Nancy A. Toombs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel P. Walls/and wife, Nancy Anne Walls

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. 15 on the Plan of Chapelwood Subdivision, Section 2, as of record in Book 5200, page 83, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Nancy A. Toombs, unmarried, by deed from Griffin & Griffin Construction Company, a partnership of record in Book 5503, page 691, Register's Office for Davidson County, Tennessee.

GRANTEES assume and agree to pay the mortgage held by Commerce Union Bank of record in Book5503, page 694, said Register's Office. Escrow account to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 5333, page 315, and such easements and setback lines of record in Book 5200, page 83, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3505-3507 Magnum Drive Hermitage, Tn. 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 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~~ 4th day of December, 19 80

Nancy A. Toombs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned Nancy A. Toombs, 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 she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 19 80

Commission expires 7/19/81

Jane W. Floyd
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 (his oath) (himself) upon (their several oaths) acknowledged (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

G 20450

WARRANTY DEED

FROM Nancy A. Toombs, unmarried

TO Samuel P. Walls and wife, Nancy Ann Walls

IDENTIF. REFERENCE

DEC 5 12 13 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

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
			59755.78- CO	
			155.48 CO TX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK 161.98-	
8400A12/05/60			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 0 4 5 0

T

IDENTIF. REFERENCE

DEC 5 12 13 PM

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

No. 795732