File Box 4

FORM NO. WD-1

BOOK 5692 PAGE 252

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,740.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEON EVANS ETUX (NAME)	COMMERCE UNION BANK (NAME)	59-10-234
3895 CROUCH DRIVE (STREET ADDRESS OR ROUTE NUMBER)	ONE COMMERCE PLACE (STREET ADDRESS)	13DA-35380
NASHVILLE, TN. 37218 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37239 (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, DOROTHY GUPTON AND SON, WILLIAM JAMES GUPTON JR. AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEON EVANS AND WIFE, JO ANN EVANS

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:

LAND in Davidson County, Tennessee, being Lto No. 593 on the Plan of Haynes Manor, Section 5, of record in Book 4460, page 35, Register's Office for said County.

SAID Lot No. 593 fronts 70.0 feet on the westerly side of Crouch Drive and extends back 154.0 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear measuring 60.0 feet thereon.

BEING the same property conveyed to Dorothy Gupton and son, William James Gupton Jr. as tenants in common with right of survivorship by deed from Brenard K. Wilson and wife, Genora Taylor Wilson of record in Book 5657, page 196 and re-recorded in Book 5691, page 87, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Commerce Union Bank in the original principal amount of $33,150.00 of record in Book 5388, page 656, Register's Office for Davidson County, Tennessee. assigned to East River Savings Bank by instrument of record in Book 5403, page 186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is unimproved ( ) improved (X) property, known as 3895 CROUCH DRIVE (House Number) (Street) NASHVILLE, TENNESSEE 37218 (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 hands this 17th day of December, 19 80

Dorothy J. Gupton
DOROTHY GUPTON

William J. Gupton Jr.
WILLIAM JAMES GUPTON JR.

William James Gupton Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5692 PAGE 253

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Gupton and son, William James Gupton Jr.

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 17th day of December 19 80.

Commission expires 4/22/84

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

DOROTHY GUPTON AND SON,

WILLIAM JAMES GUPTON JR.

TO

LEON EVANS AND WIFE,

JO ANN EVANS

G 22608

IDENTIF. REFERENCE

Dec 18 3 28 PM '80

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

1115 12/18 117.52* CHECK

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5692 PAGE 254

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
			42740.27- CO	
			111.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 117.52-	
			1115A12/18/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 22608

IDENTIF. REFERENCE

DEC 18 3 28 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 798351