File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frances J. Jenkins (NAME)	Commerce Union Bank (NAME)	91-5-214
612 Nashua Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	
Nashville, TN. 37209 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Donald Edward Reed and wife, Shirley B. Reed to William N. Dearborn, Trustee, of record in Book 4576, page 333, Register's Office for Davidson County, Tennessee;

BOBBY LEE EZELL and wife, ROSA ANN EZELL

have bargained and sold, and by these presents do transfer and convey unto the said FRANCES J. JENKINS, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 of Section II, Mosswood Heights, as shown on plan of record in Book 4175, page 155, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Bobby Lee Ezell and wife, Rosa Ann Ezell by deed from Donald Edward Reed and wife, Shirley B. Reed, of record in Book 4625, page 613, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 612 Nashua Lane, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

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 29th day of December, 19 80.

X Bobby Lee Ezell
BOBBY LEE EZELL

X Rosa Ann Ezell
ROSA ANN EZELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Lee Ezell and wife, Rosa Ann Ezell

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 29th day of December 19 80.

My commission expires 7-21-84 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,876.58
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Frances J. Jenkins

Sworn to and subscribed before me
this 29th day of December, 19 80.

My commission expires 7-21-84 Notary Public Dorothy A. Wilson

This instrument was prepared by:

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, Tennessee
Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SINKLEY &
SINKLEY & [illegible]
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

2638 WARRANTY DEED - CHECK

FROM
Bobby Lee Ezell and wife,

Rosa Ann Ezell

TO
Frances J. Jenkins, unmarried

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FELIX Z. WILSON II REGISTER

DEC 30 3 27 PM '80

IDENTIF. REFERENCE

G 2.3.7.1 8

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
			46876.58- CO	
			121.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.44-	
2698A	12/30/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.3.7.1 8

T
IDENTIF. REFERENCE

DEC 30 3 27 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799883