ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Dennis A. Ludwig, et ux	Commerce Union Bank	150-7
(NAME) 205 New Towne Court	(NAME) 800 Main Street Box 2456	54
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, Tennessee 37206	2D-70377
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5699 PAGE 52

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantors and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain deed of trust of record in Book 5497, page 24, to secure a note in the original principal amount of $44,600.00, payable to Commerce Union Bank, payable as therein specified.

We, James S. Lively, III and wife, Peggy M. Lively

have bargained and sold, and by these presents do transfer and convey unto the said Dennis A. Ludwig and wife, Jacqueline R. Ludwig

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

Being Lot No. 69 on the Plan of Towne Village of the Country, Section I as of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 67.69 feet on the northwesterly margin of New Towne Court and extends back 110 feet on the northeasterly line and 155.41 feet on the southwesterly line to a broken line in the rear measuring 118.69 feet thereon.

Being the same property conveyed to James S. Lively, III and wife, Peggy M. Lively by deed from Randall Phillips Builders, Inc. of record in Book 5497, page 21, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as 205 New Towne Court (House Number) (Street), Antioch, Tennessee 37013 (City or Town) (Zip Code)

(P. O. Address)

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 9th day of January, 19 81.

X James S. Lively, III

James S. Lively, III

X Peggy M. Lively

Peggy M. Lively

BOOK 5699 PAGE 53

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 James S. Lively, III

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 19 81.

My commission expires 7-21-84 Notary Public

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

FILED JAN 12 9 25 AM '81 DAVIDSON COUNTY, TENN. FELIX Z. DALE, REGISTER

IDENTIFICATION 2 6 0 0

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,327.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 9th day of January, 19 81.

My commission expires 7-21-84 Notary Public

This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Avenue, No., Nashville, TN 37201

Name Address

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 Peggy M. Lively, 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 9th day of January, 1981.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-84

WARRANTY DEED

FROM

TO

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

4248 01/12 150.28- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5699 PAGE 54

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
			55327.00- CO	
			143.78 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 150.28-	
4248A01/12/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

624900

IDENTIF. REFERENCE

JAN 12 9 25 AM '81

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

No. 801360