FORM NO. WD-1

BOOK 5699 PAGE 661

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,000.00 + Ernest L. Yates, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 19 81

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest L. Yates, Jr. (NAME)	Commerce Union Bank (NAME)	MAP 119-13
502 Morton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 166
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	6DA-37147

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, J. B. Donegan, Trustee with full power, and wife, Faye G. Hilton Donegan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest L. Yates, Jr. et ux Anita B. Yates

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 Lot No. 59 on the plan of College Heights, of record in Book 332, page 19, Register's Office for said County.

SAID Lot No. 59 fronts 50 feet on the northerly margin of Morton Avenue, formerly Morton Street, and extends back between parallel lines, 169 feet to an alley.

BEING the same property conveyed to J. B. Donegan, Trustee with full power, by Quitclaim deed from Bess A. Donegan of record in Book 5604, page 361, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 502 Morton Avenue (House Number) (Street) Nashville, Tn. 37211 (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 my hand this 12TH day of JANUARY, 19 81

J. B. Donegan
J. B. Donegan, Trustee

Faye G. Hilton Donegan
Faye G. Hilton Donegan

STATE OF TENNESSEE
Davidson County

BOOK 5699 PAGE 662

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. B. Donegan, Trustee and wife, Faye G. Hilton Donegan

the bargainors, 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 12TH day of JANUARY, 1981.

Commission expires 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
J. B. Donegan, Trustee

TO
Ernest L. Yates, Jr.

G. 2. 5. 1. 5. 9

T
IDENTIF. REFERENCE

JAN 13 2 20 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ROW 1, BOX 8 cg

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

01/13 61.10- CHECK

4609

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5699 PAGE 663

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
			21000.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.10-
4609A01/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2.5.1-5.9

IDENTIF. REFERENCE T

JAN 13 2 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801713