Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

BOOK 5699 PAGE 811

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Fannie Hyden and Anna Hyden Rice	Commerce Union Bank	161-3
(NAME)	(NAME)	
600 McMurray Drive	P. O. Box 2546	#123
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- ---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Commerce Union Bank and secured by a deed of trust of record in Book 5243, page 11, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

THE BATEMAN COMPANY

have this day bargained and sold, and do hereby transfer and convey unto the said

FANNIE HYDEN and ANNA HYDEN RICE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 68.00 feet on the northerly margin of McMurray Drive and fronts 85.00 feet on the westerly margin of North Hilson Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 93.00 feet on the northerly line and 110.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to The Bateman Company by deed from Guy W. Bowker and wife, Patricia B. Bowker, of record in Book 5684, page 239, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $54,250.00

Subscribed and sworn to before me, this the 13th day of January, 1981

Affiant Fannie Hyden

Patricia Bowker

Notary Public

My commission expires 4-22-84 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 600 McMurray Drive, Nashville, Tennessee (House Number) (Street) P.O. Address: (City or Town)

CHECK

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes; deed of trust in Bk.5243,p.11;plan of record in Bk.5050,p.89;restrictions in Bk.5185,p.137

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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, *the incorporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

01/14 1 42

THE BATEMAN COMPANY

BY: Fritz Bateman Fritz Bateman

4665

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

FLORIDA
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

Before me, ... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* Fritz Bateman *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President .....*of the* The Bateman Company *the within named bargainor, a corporation, and that* he *as such* vice president *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President

Witness my hand and seal, at office in Bellair Bluffs, Florida
this 9 *day of* January, *19* 81

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 10 1983
BONDED THRU ... UNDERWRITERS

Commission expires .....

Racine Hall *Notary Public*

RUSH

WARRANTY DEED

FROM
The Bateman Company

TO
Fannie Hyden and
Anna Hyden Rice

G 25206

IDENTIF. REFERENCE

JAN 14 8 47 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5699 PAGE 813

RECEIVED OF _____

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
			54250.00- CO	
			140.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 147.42-	
4665A01/14/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 2 0 6

T

IDENTIF. REFERENCE

JAN 14 8 47 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801762