ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JOHN P. LOY et ux	COMMERCE UNION BANK	130-11-82
(NAME)	(NAME)	
4518 Beacon Drive	P.O. Box 2546	7DA-51590
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

9097 02/09 213.20- CHECK

BOOK 5709 PAGE 119

WARRANTY DEED

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

cash in hand paid by the hereinafter named GRANTEES, the receipt and sufficiency of which is hereby acknowledged, we,

WALTER H. BIDDLE and wife, SUE A. BIDDLE,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN P. LOY and wife, LAURA HICKS

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 the southerly 140.35 front feet and the southerly 72.27 rear feet of Lot No. 6, Block "P", on the Plan of Tyne Meade, Section IV, as of record in Book 1424, page 25, Register's Office for said County.

Said part of Lot No. 6 fronts 140.35 feet on the westerly margin of Beacon Drive, and extends back 600 feet, more or less, on the northerly line, and 603.1 feet on the southerly line, to a line on the rear on which it measures 72.27 feet.

Being all the same property conveyed to Walter H. Biddle and wife, Sue A. Biddle by deed from Roy A. Kite III and wife, Elizabeth L. Kite of record in Book 5451, page 976, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $65,250.00 secured and evidenced by Deed of Trust of record in Book 5451, page 979, Register's Office for Davidson County, Tennessee, in favor of Commerce Union Bank, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record in Book 1512, page 384; and to the limitations shown on the Plan of record in Book 1424, page 25, said Register's Office, and to 1981 property taxes which the Grantees assume in full.

~~XXXXXXXX~~ ( )
This is improved (XX) property, known as 4518 Beacon Drive, Nashville, Tennessee 37215
(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 6th day of February, 19 81

WALTER H. BIDDLE

SUE A. BIDDLE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5709 PAGE 120

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER H. BIDDLE and wife, SUE A. BIDDLE

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 6th day of February, 19 81.

My commission expires 10-21-84 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/ John P. Loy

Sworn to and subscribed before me
this 6th day of February, 19 81.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney at Law	2211 Crestmoor Road, Nashville, TN 37215

WARRANTY DEED

FROM

WALTER H. BIDDLE and wife,

SUE A. BIDDLE

TO

JOHN P. LOY and wife,

LAURA HICKS

G. 2. 8. 7. 7 2

IDENTIF. REFERENCE

FEB 9 2 38 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5709 PAGE 121

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
			7950.00-	CO
			206.70	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 213.20-
9097A02/09/81				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.8.7.7.2

IDENTIF. REFERENCE

FEB 9 2 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 806021