863-2981(H)
FILE BOX 9

FORM NO. WD-1

BOOK 5710 PAGE 646

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,715.99

Wanda Key
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Ave. No. Nash., TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WANDA F. KEY (NAME)	COMMERCE UNION BANK (NAME)	5DU-09957
3838 Scotwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	133-12-212
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, CHARLES E. CARBAUGH and wife, JANICE E. CARBAUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WANDA F. KEY

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:

BEING Lot No. 122 on the Plan of Greenwood Hills, Section III, as of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 122 fronts 55.00 feet on the easterly margin of Scotwood Drive and extends back 191.90 feet on the northerly line, and 177.5 feet on the southerly line, to a line on the rear on which it measures 56.8 feet.

BEING the same property conveyed to Charles E. Carbaugh and wife, Janice Carbaugh, by deed from Charles Lane Nokes and wife, Brenda G. Nokes, of record in Book 5678, Page 231.

THIS CONVEYANCE is subject to Restrictive Covenants of record in Book 5086, Page 766, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been assumed by the Grantee herein.

AS PART OF THE ABOVE CONSIDERATION, the Grantee herein, assumes and agrees to pay the remaining unpaid balance owing on a certain note, payable to Commerce Union Bank, said note secured by Deed of Trust of record in Book 5283, Page 845, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3838 SCOTWOOD DRIVE NASHVILLE, TN 37211
(House Number) (Street) (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 our hands this 11th day of FEBRUARY, 19 81

Janice E. Carbaugh
JANICE E. CARBAUGH

Charles E. Carbaugh
CHARLES E. CARBAUGH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. CARBAUGH and wife, JANICE E. CARBAUGH

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 11th day of FEBRUARY, 1981

Commission expires 4/18/82

Notary Public

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
CHARLES E. CARBAUGH et ux
JANICE E. CARBAUGH

TO
WANDA F. KEY

G. 2.9344

IDENTIF. REFERENCE

FEB 13 11 40 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, Inc.
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 9

02/13 125.32- CHECK

9211

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5710 PAGE 648

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
			45715.44-	CO
			118.82	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	125.32-
9911A02/13/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 9 3 4 4

IDENTIF. REFERENCE

FEB 13 11 40 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 806802