STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,204.32

James Earl Spears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 1981.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-31-84

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Earl Spears etux (NAME) | Commerce Union Bank (NAME) | Map 86-11-A |
| 119 Hermitage Woods (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 2546 (STREET ADDRESS) | Parcel 64 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 4D 89004 |

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, Kerry L. Kelley and wife Sonya B. Kelley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Earl Spears and wife Erma A. Spears

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 Unit No.3, Building No. 1 in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the plat of Hermitage Woods Condominium Apartments, Pharse II and II-A, of record in Book 4575, Pages 36, through 38, in said Register's Office, to which reference is hereby made. Garage number 1-3-G, is a limited common element for the exclusive use of the occupant of said unit.

BEING the same property conveyed to Kerry L. Kelley and wife Sonya B. Kelley, by deed of record in Book 4929, Page 35, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4929, Page 38, of the Register's Office for Davidson County, Tennessee, to Commerce Union Bank.

THE existing escrow account is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to the following: (1) Restrictions & covenants dated August 28, 1973, of record in Book 4743, Page 258, RODC, (2) All terms & provisions of the Master Deed & By-Laws, of record in Book 4753, Page 140, RODC, (3) All terms and provisions of the Charter of Hermitage Woods Community Services Assoc. of record in Corporate Book Volume 0-29, Page 5443, in the office of the Secretary of State of Tennessee, and in Book 4753, Page 101, RODC, and the By-Laws and rules and regulations of said corporation, (4) All easements and restrictions as set forth in the plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36 through 38, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (xxx) property, known as 119 Hermitage Woods Drive, Hermitage, TN 37076
(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 hand s this 16th day of February 1981

Kerry L. Kelley
KERRY L. KELLEY

Sonya B. Kelley
SONYA B. KELLEY

BOOK 5711 PAGE 618

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 Kerry L. Kelley and wife Sonya B. Kelley

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 Hermitage, Tennessee, this 16th day of February 1981

Commission expires 1-21-85

Notary Public

STATE OF TENNESSEE }

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

G 29663

IDENTIFICATION REFERENCE

FEB 18 9 09 AM '81

FELIX N. DAUPHIN REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Kerry L. Kelley

TO James Earl Spears

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

02/18 163.02- CHECK

308

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

RECEIVED OF _____ BOOK 5711 PAGE 619

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 |
|---|---|---|---|---|
| | | | 60204.32- CO | |
| | | | 156.52 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 163.02- | |
| 0308A02/18/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 29663

IDENTIF. REFERENCE

FEB 18 9 09 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807180