BOOK 5712 PAGE 786 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,600.00 Stephen B. Springate Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF FEBRUARY, 19 81.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
Stephen B. Springate (NAME)	Commerce Union Bank (NAME)	76-5-13
716 Hidden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	4D 68256
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (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, Marion Thurman Builders, a sole proprietorship composed of Marion Thurman and Eva M. Thurman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen B. Springate et ux Jody V. Springate

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. 12 on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 12 fronts 90.0 feet on the northerly margin of Hidden Hill Drive and extends back between parallel lines, 140.0 feet to a dead line.

Being part of the same property conveyed to Marion Thurman Builders by deed from Thomas V. White, Trustee with Full Power, of record in Book 5582, Page 247, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4938, Page 337, said Register's Office, and to the matters set forth in the above referenced plan of record. This instrument is executed on behalf of Marion Thurman and wife, Eva M. Thurman by Carolyn C. Pace for Marion Thurman and Carolyn Pace for Eva M. Thurman as their Attorney in Fact pursuant to recorded Powers of Attorney of record in Book 4840, page 198, and Book 4839, page 468, respectively, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 716 Hidden Hill Drive (House Number) (Street) Hermitage, TN 37076 (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 19TH day of FEBRUARY, 19 81

MARION THURMAN Marion Thurman
BY: Carolyn C. Pace
Carolyn C. Pace, Atty in Fact

EVA M. THURMAN Eva M. Thurman
BY: Carolyn C. Pace
Carolyn C. Pace, Atty in Fact

STATE OF TENNESSEE
Davidson County

BOOK 5712 PAGE 787

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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____

Commission expires _____

_____
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

851

FROM
Marion Thurman Builders

02/20 1256 06- CHECK

TO
Stephen B. Springate

G 3 0 1 2 0

IDENTIF. REFERENCE

FEB 20 3 27 PM '81

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

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

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 Carolyn C. Pace, also known as Carolyn Pace, with whom I am personally acquainted, and who acknowledged, that she executed the within instrument on behalf of Marion Thurman and wife, Eva M. Thurman as their Attorney in Fact as the free act and deed of the within named Marion Thurman and wife, Eva M. Thurman.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of February, 1981.

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

Notary Public

My commission expires:

1-18-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5712 PAGE 788

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

45600.00- CO
118.56 CO TX
.50 PRFEE
6.00 WDEED
CHECK 125.06-
086|A02/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30120

IDENTIF. REFERENCE

FEB 20 3 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807734