FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,493.38

Bobby Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1981.

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney At Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Ryan (NAME)	Commerce Union Bank (NAME)	150-7
3153 Stoneybrook Cir. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	29
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	2D 70417

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, Jerry W. Jackson and wife Penny K. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Ryan

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. 53 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, Pages 55 & 56, Register's Office for said County.

Said Lot No. 53 fronts 65 feet on the southerly margin of Stoneybrook Circle and extends back 134.67 feet on the easterly line and 134.67 feet on the westerly line to a dead line in the rear measuring 65 feet theron.

Being the same property conveyed to Jerry W. Jackson et ux Penny K. Jackson by deed from Randall Phillips Bldrs. of record in Book 5421, Page 20, Register's Office for Davidson Co. Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 5421, Page 23, said Register's Office with a present unpaid balance of approximately $36,493.38, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantees.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 3153 Stoneybrook Circle (House Number) (Street) Antioch, TN 37013 (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 26th day of February, 1981

Jerry W. Jackson Jerry W. Jackson

Penny K. Jackson Penny K. Jackson

STATE OF TENNESSEE
Davidson County

BOOK 5714 PAGE 816

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Jackson, et ux Penny K. Jackson

the bargainor s, 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 26th day of February 1981.

Commission expires 1-22-84

Gary B Bishop
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

1897 02/26 122.20- CHECK

WARRANTY DEED

FROM
Jerry W. Jackson et ux

Penny K. Jackson

TO
Steven Ryan

G 30904

IDENTIF. REFERENCE

FEB 26 1 16 PM '81

FELIX ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5714 PAGE 817

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
			4493.38- CO 40000.00- CO 115.70 CO TX .50 PRFEE 6.00 WDEED	
			CHECK	122.20-
1897	A	02/26/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30904

IDENTIF. REFERENCE

FEB 26 1 16 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808715