WARRANTY DEED

BOOK 5716 PAGE 11

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.

E. W. Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1981.

Notary Public

MY COMMISSION EXPIRES: 5-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS (NAME) 107 Donelson Pike, Nashville, TN 37214 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY D. BASS et al (NAME)	Commerce Union Bank (NAME)	Map 75-4
4811 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 2
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	04D-24506

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, PHIL J. BECKER and JOAN T. BECKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY D. BASS and E. W. WILKERSON

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. 156 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 156 fronts 97.00 feet on the westerly margin of Columbus Drive and runs back between lines measuring 155.34 feet on the southerly line and 161.36 feet on the northerly line to a broken line in the rear, measuring 97.20 feet thereon.

Being the same property conveyed to Phil J. Becker and wife, Joan T. Becker, by virtue of a deed dated July 12, 1968, from Johnson Homes, Inc., as of record in Book 4251, page 355, Register's Office for said County, the said Phil J. Becker and Joan T. Becker now holding said property as tenants in common by virtue of a divorce decree of record in Case Number 98176, Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Grantees herein assume and promise to pay the outstanding mortgage indebtedness on this property, as of record in Book 4251, page-357, said Register's Office.

The escrow account as it relates to this property is transferred to

This is unimproved ( ) improved (X) property, known as 504 Columbus Dr., 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 hands this 27th day of February, 1981

Phil J. Becker
PHIL J. BECKER

Joan T. Becker
JOAN T. BECKER

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 Phil J. Becker and Joan T. Becker

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 27th day of February, 1981

Commission Expires 5-18-81 _____, Notary Public

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

2413 [illegible] 136.50 CHECK

G 31335

the Grantees, as is the hazard insurance.

IDENTIF. REFERENCE

MAR 2 10 23 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
[illegible] J. BECKER and

[illegible] BECKER

TO
[illegible] D. HASS and

[illegible] WILKERSON

TITLE INSURED BY POLICY NUMBER

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5716 PAGE 13

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
			2413A03/02/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93135

IDENTIF. REFERENCE

MAR 2 10 23 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 809212