FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 115,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 19 91.

Notary Public

MY COMMISSION EXPIRES: 7-17-93

(AFFIX SEAL)

BOOK 5730 PAGE 529

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
John E. Spears (NAME)	Commerce Union Bank (NAME)	76-5-14
712 Hidden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	MP 69257
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 wife, Eva M. Thurman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Spears et ux Charlsie 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 13 fronts 90.0 feet on the northerly margin of Hidden Hill Drive and extends back betweeen 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 712 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 my hand this 6TH day of APRIL, 19 91

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

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

STATE OF TENNESSEE
Davidson County

BOOK 5730 PAGE 530

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 _____, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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

9193

WARRANTY DEED

FROM Marion Thurman, et ux

TO John E. Spears

$70.00 133.64 - CHECK

G. 3. 6 5 9 6

IDENTIF. REFERENCE

APR 8 2 40 PM '81

FELIX Z. WILSON 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 6th day of April, 1981.

Notary Public

My commission expires:
7-17-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5730 PAGE 531

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
			48950.00- CO	
			127.14 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 133.64-	
9193A04/08/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 5 9 6

IDENTIF. REFERENCE

APR 8 2 40 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815728