FORM NO. WD-1

BOOK 5735 PAGE 103

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 39,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 1981

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

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 |
|---|---|---|
| Tina Guarachi (NAME) | Commerce Union Bank (NAME) | MAP 147-8 |
| 4329 Hopewood Drive (STREET ADDRESS OR ROUTE NUMBER) | 1 Commerce Pl. Real Estate Div. (STREET ADDRESS) | PARCEL 193 |
| Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn 37239 (CITY) (STATE) (ZIP) | 5DU-5812 |

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, W. L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina Guarachi, unmarried

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. 18 on the plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

SAID Lot No. 18 fronts 52.90 feet on the westerly margin of Hopewood Drive and extends back 106.38 feet on the northerly line and 125.78 feet on the southerly line to a broken line inthe rear, measuring 80.65 feet thereon.

BEING part of the same property conveyed to W.L. Bainbridge, Inc. by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 5720, page 589, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5626, page 220, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX) property, known as 4329 Hopewood Drive (House Number) (Street) Nashville, Tenn. 37211 (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 APRIL, 1981

W. L. BAINBRIDGE, INC.

BY: _____
W. L. Bainbridge, III

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STATE OF TENNESSEE
Davidson County

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W.L. Bainbridge, III with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and _____ respectively of the W. L. Bainbridge, Inc. the within named bargainor, a corporation, and that (he) as such President 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 W.L. Bainbridge, III as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 16TH day of APRIL, 1981.

My commission expires 7-17-83

Patricia L. Stine
Notary Public

WARRANTY DEED

FROM
W. L. Bainbridge, Inc.

TO
Tina Guarachi

G 3 8 0 7 2

IDENTIF. REFERENCE

APR 20 2 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ROW 1, Box 8 (cg)

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

04/20 110.24- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5735 PAGE 105

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 39000.00- CO | |
| | | | 103.74 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.67 WDELD | |
| | | | CHECK 110.24- | |
| | | | 1065A04/20/81 BAL .01 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 0 7 2

IDENTIF. REFERENCE

APR 20 2 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 817523