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BOOK 5798 PAGE 687

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,829.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1981

Notary Public

MY COMMISSION EXPIRES: 3-31-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214

~~401 Union Street Nashville Tennessee 37219~~

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE ARNETT (NAME)	COMMERCE UNION BANK (NAME)	76-5
4823 SHADOWLAWN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1 COMMERCE PLACE, REAL ESTATE DIV. (STREET ADDRESS)	123
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37239 (CITY) (STATE) (ZIP)	4D 68451

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, MELISSA DUKE PEERCY (NOW GRUMMER) AND HUSBAND, DAVID C. GRUMMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE ARNETT AND WIFE, DIANE ARNETT

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. 129 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 129 FRONTS 74.64 FEET ON THE SOUTHERLY MARGIN OF SHADOWLAWN DRIVE AND EXTENDS BACK 139.52 FEET ON THE EASTERLY LINE AND 143.35 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 93.12 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MELISSA DUKE PEERCY BY DEED FROM MARION THURMAN BUILDERS, A SOLE PROPRIETORSHIP COMPOSED OF MARION THURMAN AND WIFE, EVA M. THURMAN, AS OF RECORD IN BOOK 5633, PAGE 570, SAID REGISTER'S OFFICE, THE SAID MELISSA DUKE PEERCY HAVING SINCE MARRIED DAVID C. GRUMMER.

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.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF COMMERCE UNION BANK.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 4823 SHADOWLAWN DRIVE, HERMITAGE, TENNESSEE 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 hand S this 18th day of SEPTEMBER, 1981

David C Grummer

Melissa D. Peercy

Melissa D. Grummer

PREPARATION OF INFORMATION AND [illegible] PROVIDED BY

STATE OF TENNESSEE
Davidson County

BOOK 5798 PAGE 688

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MELISSA DUKE PEERCY (NOW GRUMMER) AND HUSBAND DAVID C. GRUMMER

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 18th day of SEPTEMBER 1981

Commission expires 3-31-84

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

FROM

MELLISA DUKE PEERCY (NOW GRUMMER) ET VIR

TO

RONNIE ARNETT ET UX

G 6 1 4 2 7

IDENTIF. REFERENCE

SEP 25 12 38 PM '81

FELIX Z. HUTSON REGISTER
DAVIDSON COUNTY, TENN.

RLT

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5798 PAGE 689

FOR _____

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
			44829.01- CO	
			116.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.98-
9900A09/25/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 1 4 2 7.

IDENTIF. REFERENCE

SEP 25 12 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 845322