This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5801 PAGE 216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy E. Ward and wife, Melody E. Ward	Commerce Union Bank	149-9-202
(NAME) 4729 Miners Cove	(NAME) One Commerce Place	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37239	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- Dollars,

cash in hand paid by Timothy E. Ward and wife, Melody E. Ward and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Timothy E. Ward and wife, Melody E. Ward have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $30,650.00, secured by deed of trust of record in Book 5256, page 820, Register's Office for Davidson County, Tennessee,

I, Bill Leach

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy E. Ward and wife, Melody E. Ward the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for said County.

Said Lot No. 157 fronts 55.00 feet on the northeasterly margin of Miners Cove and extends back 173.63 feet on the northwesterly line and 185.92 feet on the southeasterly line to a broken line in the rear, measuring 81.50 feet thereon.

Being the same property conveyed to Bill Leach by deed from Paul S. Burns and wife, Christine M. Burns, of record in Book 5407, page 139, Register's Office for said County.

This conveyance is subject to the Plan of record in Book 5050, page 57, Register's Office for said County, which shows an Owner's Certificate, 20-foot building set-back line from Miners Cove, a 55-foot easement for public utilities and drainage and a 2.5 X 25-foot utility anchor easement; and restrictive covenants of record in Book 5146, page 680, Register's Office for said County.

I, Linda H. Leach, wife of Bill Leach, do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $38,750.00

Subscribed and sworn to before me, this the 26 day of September 1987

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4729 Miners Cove, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 September, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bill F. Leach
Bill Leach

Linda H. Leach
Linda H. Leach

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, John W Chandler, *a Notary Public in and for said County and State,* Bill Leach and wife, Linda H. Leach

the within named 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* 26th *day of* September, *19*81

Commission expires 1-20-85

John W Chandler *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

526 09/30 107.12- CHECK

WARRANTY DEED

FROM Bill Leach

TO Timothy E. Ward and wife, Melody E. Ward

Mail to: Chicago Title Insurance Co. 414 Union Street Nashville, Tenn. 37219

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

G61968

IDENTIF. REFERENCE

SEP 30 9 32 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			3675.00-	CO
			101.62	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	107.12-.
			05:09/30/81 BAL	.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G61968

IDENTIF. REFERENCE

SEP 30 9 32 AM '81

FEE REGISTER
DAVIDSON COUNTY, TENN.

No. 845924