WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5830 PAGE 45

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Marcus E. Rinks	Commerce Union Bank	Map - 96-10
(NAME)	(NAME)	Parcel
4810 Lebanon Road	P. O. Box 3546	Group - 206
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	3DZ - 59360
(CITY) (STATE) (P.O. ZIP)	(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~~ I, DONNA JOHNSON, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCUS E. RINKS,

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. 374, on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, Page 92, Register's Office for said County.

Said Lot No. 374, fronts 65 feet on the northerly margin of Dunmore Drive and runs back between lines 158.2 feet on the westerly line and 149.1 feet on the easterly line to a dead line on which it measures 73 feet thereon.

Being the same property conveyed to Donna Johnson by deed of record in Book 4723, Page 394, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantee agrees to assume the indebtedness owing to Commerce Union Bank as evidenced by instrument of record in Book 4314, Page 38, Register's Office of Davidson County, Tennessee, said instrument has been re-recorded at Book 4314, Page 326, said Register's Office.
This conveyance is made subject to the following:
(1). Setback lines, easements and other encumbrances contained in the Plan of Cloverhill Subdivision, Section 7, of record in Plat Book 2133, Page 92, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Cloverhill Subdivision, Section 7, of record in Book 2273, Page 88, are made applicable to instrument of record in Book 2145, Page 262, Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2914 Dunmore Drive, Nashville, TN 37214.

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, successors, assigns 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.

POSSESSION to be given date of deed.

Witness my *hand* this 11th *day of* December, 19 81.

Donna Johnson
DONNA JOHNSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DONNA JOHNSON the bargainor(s) XXXXXXXXXXXXXX with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of Dec., 1981.

Commission Expires: 6-12-85

Marilyn S. Pierce
Notary Public

STATE OF _____)
COUNTY OF _____)

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 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 ___ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM DONNA JOHNSON, a single person

TO MARCUS E. RINKS

G. 71847

IDENTIF. REFERENCE

DEC 11 2 50 PM '81

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Marcus E. Rinks
Affiant

Subscribed and sworn to before me this the 11th day of Dec., 1981.

Marilyn S. Pierce
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-12-85

2825

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5830 PAGE 47

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

40000.00- CO
104.00 CO TX
.50 PRFEE
6.00 WDEED.
CHECK 110.50-
2629A12/11/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 1 8 4 7

ESENTED FOR REFERENCE

DEC 11 2 50 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 857763