BOOK 5848 PAGE 427

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1982.

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

FROM INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT WAS PREPARED BY
Patricia S. Spicer, Attorney
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela K. Sands (NAME) | Commerce Union Bank (NAME) | 135-334 |
| P. O. Box 530 (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 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, Tennessee Retailers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela K. Sands

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 the 2nd Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the center of Smith Springs Road at the southeasterly corner of the Charles L. Koellein, III, property (Book 4684, page 357, Register's Office for said County) and being the southwesterly corner of the property herein described; thence, with Koellein's southeasterly property line, North 14 degrees 04 minutes 42 seconds East 350.51 feet to a tree and being the northeasterly corner of the said Koellein property; thence, with Koellein's northeasterly property line, North 54 degrees 02 minutes 06 seconds West 267.55 feet to an iron pin, and being the easterly margin of the John Shirley O'Neal property (Book 4079, page 326, said Register's Office); thence, with O'Neal's easterly property line, North 07 degrees 59 minutes 19 seconds East 87.85 feet to a fence post and being the southerly margin of the United American Bank of Nashville property (Book 5697, page 378, said Register's Office); thence, with United American Bank of Nashville's southerly property line, South 78 degrees 49 minutes 13 seconds East 371.56 feet; thence, South 3 degrees 1 minute 38 seconds West 614.83 feet to a point in the middle of Old Bell Road; thence, with said Road, North 79 degrees 45 minutes West 31.91 feet to a point located at the intersection and centerline of Smith Springs Road; thence, with said Road, North 75 degrees West 100 feet; thence, North 60 degrees West 100 feet; thence, North 58 degrees West 13 feet, more or less to the point of beginning, containing 3.05 acres, more or less.

Being the same property conveyed to Tennessee Retailers, Inc. by deed from John D. Stamps, Perry H. Bacon and Robert Bonitati, of record in Book 5822, page 22, Register's Office for Davidson County, Tennessee.

(Continued on back)

This is unimproved ( ) improved (X) property, known as 2518 Smith Springs Road, Nashville, Tennessee 37217
(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 my hand this 29th day of January, 19 82

Tennessee Retailers, Inc.

By: Pamela K. Sands, President

Pamela K. Sands, President

STATE OF TENNESSEE
Davidson County

BOOK 5848 PAGE 428

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 Pamela K. Sands

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

~~and~~ ~~respectively~~ of the Tennessee Retailers, Inc.

the within named bargainor, a corporation, and that (he ) as such President
(they)
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 Pamela K. Sands as such President., and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of February, 19 82

My commission expires 2/28/83

_____
Notary Public

WARRANTY DEED

FROM
Tennessee Retailers, Inc.

TO
Pamela K. Sands

G 78484

IDENTIF. REFERENCE

FEB 3 9 47 AM '82

FELIX Z. ZELLER III REGISTER
DAVIDSON COUNTY, TENN.

Box 10

Patricia S. Spicer, Attorney
ATTORNEYS AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust to Commerce Union Bank, of record in Book 5208, page 67, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

1007 02/03 167.70 CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF BOOK 5848 PAGE 429

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 |
|---|---|---|---|---|
| | | | 62000.00- CO | |
| | | | 161.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 167.70- |
| | | | 1007A02/03/82 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

078484

IDENTIF. REFERENCE

FEB 3 9 47 AM '82

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

No. 865611