WARRANTY DEED

BOOK 5877 PAGE 955

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,489.28

Don A. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 1982.

John B. Clopton
Notary Public

MY COMMISSION EXPIRES: OCT 29, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DON A. WARREN (NAME)	COMMERCE UNION BANK (NAME)	150-11
3316 TOWNE RIDGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2546 (STREET ADDRESS)	52
ANTIOCH, TN. 37013 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (CITY) (STATE) (ZIP)	2D 70475

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, J & B INVESTMENTS, BESS CLOPTON AND JOHN B. CLOPTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON A. WARREN AND WIFE, JADA M. WARREN

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:

BEING LOT NO. 115 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION II AS OF RECORD IN BOOK 5200, PAGES 176 AND 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 115 FRONTS 55.37 FEET ON THE NORTHEASTERLY MARGIN OF TOWNE RIDGE DRIVE AND EXTENDS BACK 150.26 FEET ON THE SOUTHEASTERLY LINE AND 141.72 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 102.13 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO J & B INVESTMENTS, BESS CLOPTON AND JOHN B. CLOPTON BY DEED FROM RAMON OLIVAS, JR. AND WIFE, MITTIE C. OLIVAS, AS OF RECORD IN BOOK 5839, PAGE 129, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF COMMERCE UNION BANK, SAID REGISTER'S OFFICE.

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 3316 TOWNE RIDGE DRIVE, ANTIOCH, TENNESSEE 37013
(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 28th day of APRIL, 19 82

John B. Clopton

Bessie Marie Clopton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named J & B INVESTMENTS, BESS CLOPTON AND JOHN B. CLOPTON

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, TN, this APR 28 1982

day of APRIL, 19 82

Commission Expires Jan. 15, 1983

Notary Public.

STATE OF
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 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 the day of , 19

My commission expires Notary Public

G 6 8 8 9 9

IDENTIF. REFERENCE

APR 28 9 22 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY TITLE ASSOCIATES, INC.
AND BASED ON INFORMATION PROVIDED BY
THE PARTIES

WARRANTY DEED

FROM

J & B INVESTMENTS, BESS CLOPTON

ET VIR

TO

DON A. WARREN ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			5640928- CO	
			146.30 CO TX	
			.80 PRFEE	
			6.00 MDEED	
			CHECK 158.40-	
			4135804/26/84 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 878187

6888999
↑
Identification Reference
Apr. 28 9:22 AM '84
Felix Z. Wilson II
Register
Davidson County