(2)

FORM NO. WD-1

BOOK 5883 PAGE 575

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1982.

Notary Public

MY COMMISSION EXPIRES: 10-2-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE OF MIDDLE TENNESSEE, INC., 101 Cumberland Ave, Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Wells et ux (NAME)	Commerce Union Bank (NAME)	9D 65156
J-303 8300 Sawyer Brown Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	142-5-52
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, EDWIN M. SMITH and wife, IRENE L. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. WELLS and wife, BARBARA S. WELLS

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

UNIT No. J-303, together with the carport designated No. J-303-C in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482 of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Edwin M. Smith and wife, Irene L. Smith by deed from Julie Marie Kinser and her father Wesley L. Kinser, III, of record in Book 5675, page 628, said Register's Office.

This conveyance is subject to all restrictions, easements or other encumbrances which are matters of record.

It is agreed and understood that the above named Grantees herein assume and agree to pay the remaining unpaid balance of a Deed of Trust of record in Book 5053, page 842 (cont'd)

unimproved ( )
This is improved (X) property, known as J-303 8300 Sawyer Brown Road, Nashville, TN. 37221
(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 hands this 19th day of April, 1982

EDWIN M. SMITH

IRENE L. SMITH

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin M. Smith and wife, Irene L. Smith

the bargainor S, 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 _____, Tennessee, this 3rd day of May, 19 82

Commission expires 10-17-82

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

RUSH

WARRANTY DEED

FROM

TO

G 90653

G 90653

IDENTIF. REFERENCE

IDENTIF. REFERENCE

MAY 10 3 55 PM '82

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAY 10 3 55 PM '82

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Lawyers Title of Middle Tennessee, inc.
Titles Guaranteed
NASHVILLE, TENN.

* said Register's Office, payable as therein specified together with any terms, conditions, restrictions or limitations recited therein. Grantors also hereby assign to Grantees the existing escrow account and hazard insurance policy.

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
			70000.00- CO	
			162.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.50-	
			6336A05/10/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

690653
1
IDENTIF. REFERENCES
MAY 10 3:55 PM '82
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 880316