540032-3

Boy 13

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael R. Shea, etux	Fidelity Federal S & L	8DZ 51805
(NAME)	(NAME)	
221 Wilsonia Avenue	401 Union	2043-11-0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205	Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5971 PAGE 924

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged,

COMMERCE UNION BANK, Executor of the Estate of Mary Gilbert Templeton, Deceased

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL R. SHEA and wife, LANITA SHEA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hillwood Estates, Section Four, as of record in Book 2133, page 4, said Register's Office.

Said Lot No. 32 fronts 225.00 feet on the southerly side of Wilsonia Drive, and runs back 300.7 feet on the easterly line and 342.5 feet on the westerly line to a line in the rear which measures 240.00 feet thereon.

Being the same property conveyed to J. Lillard Templeton and wife, Mary Gilbert Templeton by deed from H. G. Hill Realty Company, a corporation, of record in Book 2043, page 110, Register's Office for Davidson County, Tennessee. The said Mary Gilbert Empleton having since died and being predeceased by her husband, J. Lillard Templeton, having devised her property to Commerce Union Bank as Executor of her Estate by her Last Will and Testament of record in Will Book 139, page 292, Probate Court, Davidson County, Tennessee.

The Executors are executing this will as Executors of the Last Will and Testament of Mary Gilbert Templeton, and not as officers of Commerce Union Bank and neither they nor Commerce Union Bank make any warranties as to any encumbrances, restrictions, easements, plats, and encumbrances affecting this property.

unimproved ( )
This is improved (X) property, known as 221 Wilsonia Avenue
(House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of November, 19 82.

Commerce Union Bank

BY: M. Ruth Scaly
Senior Vice President

ATTEST: Joe Dick
Trust Officer

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5971 PAGE 925

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. Kirk Scoby, Jr. and ~~xxxx~~ Joe Dick with whom I am personally acquainted, and who, upon oath, acknowledged them to be Sr Vice-~~xxxx~~ President & Trust Officer respectively of the Commerce Union Bank, the within named bargainor, a corporation, and that they as such Sr. Vice President and & Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said M. Kirk Scoby, Jr. as such Sr Vice President, and attesting the same by the said Joe Dick as such Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of November, 1982. Vicki D. York Notary Public

Commission expires April 20, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 180,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30th day of November, 1982.

My commission expires My Commission Expires JANUARY 22, 1984 Notary Public Jane Thomas

This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Ave. No, Nashville, Tennessee 37201
Name Address

H 119717

WARRANTY DEED

FROM

Commerce Union Bank, Executor

TO

Michael R. Shea and wife, Lanita Shea

IDENTIF. REFERENCE

Dec 1 2 53 PM '82
FELIX Z. WILSON JR. CLERK
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:

RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., NO.
NASHVILLE, TENNESSEE 37201
244-1568

540032-3 Bk 13

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5971 PAGE 926

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
			180000.00- CO	
			468.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	474.50-
2948A	12/01/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 7.1 7.

IDENTIF. REFERENCE

DEC 1 2 53 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913313