Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5972 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. McGinnis and wife, Patricia C. McGinnis (NAME)	Commerce Union Bank (NAME)	145-10
5846 Merrimac Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	#16 & #19
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Noel-Palmer Mortgage Company, Inc., as secured by deed of trust of record in Book 3981, page 506, and assigned to Colonial Life Insurance Company of America by instrument of record in Book 4032, page 611, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

CHARLES I. TOWNS (UNMARRIED)

have bargained and sold, and by these presents do transfer and convey unto the said RONALD E. McGINNIS and wife, PATRICIA C. McGINNIS *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Tyne Valley Estates, Section 7, as of record in Book 3700, page 9, said Register's Office.

Said Lot No. 57 fronts on the cul-de-sac of Merrimac Court and may be described as being at a point in the southeasterly margin of said cul-de-sac 17.07 feet in a northeasterly direction from a concrete monument in the margin of said cul-de-sac; thence south 48°49' east 106.6 feet to a concrete monument; thence north 63°29' east 234.2 feet to a concrete monument; thence north 8°00' East 386.7 feet to a point; thence south 78° 59' west 67.9 feet to an iron pin; thence south 49°25' west 331.47 feet to a point; thence south 10°6' west 109.8 feet to a point in the northwesterly margin of said cul-de-sac; thence along the margin of said cul-de-sac 92.5 feet to the point of beginning.

Being the same property conveyed to Charles I. Towns and wife, Nancy W. Towns, by deed from Haury & Smith Contractors, Inc. of record in Book 3981, page 502, said Register's Office, the said Nancy W. Towns having since died.

TRACT II:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 60 on the Plan of Tyne Valley Estates, Section VII, as of record in Book 3700, page 9, said Register's Office, and described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 140,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1982

Notary Public

My commission expires 1/20/85 (Affix Seal)

Beginning at the common corner of Lots 57 and 59, in the westerly line of Lot 60 on said plan; thence with the line between Lots 57 and 60, northwesterly 386.7 feet to a point; thence easterly 184.30 feet to the northerly line of Lots 60 and 61; thence with the line between said lots, southerly 434.1 feet to a point; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to Charles I. Towns and wife, Nancy W. Towns, by deed from Ysbrand C. Kromhout and wife, Linda A. Kromhout, of record in Book 4664, page 769, said Register's Office, the said Nancy W. Towns having since died.

unimproved ( ) This is improved (X) property, known as 5846 Merrimac Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RONALD E. McGINNIS and wife, PATRICIA C. McGINNIS their *heirs and assigns, forever.*

And I *do covenant with the said* RONALD E. McGINNIS and wife, PATRICIA C. McGINNIS *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1982 taxes; deed of trust in Bk.3981,p.506, assigned in Bk.4032,p.611;plan of record in Bk.3700,p.9;restrictions in Bk.3899,p.262

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* RONALD E. MCGINNIS and wife, PATRICIA C. McGINNIS, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* December, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles I. Towns

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 Charles I. Towns

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 19 82.

Notary Public.

Commission Expires 1/20/85.

STATE OF
COUNTY OF

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.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

OFFICIAL RECEIPT

3321 12/03 376.30- CHECK

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H 2 0 0 1 5

IDENTIF. REFERENCE

DEC 3 9 09 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Charles I. Towns

TO

Ronald E. McGinnis et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____ BOOK 5972 PAGE 824

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
			140000.00- CO	
			364.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	376.50-
			3321AT12/03/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H20015

IDENTIF. REFERENCE

DEC 3 9 04 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913669