File 43

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John Randall Ingram et ux

Robbie Huff Ingram

TO

Robert Muniz et ux

Brenda Muniz

For draftsman's use

This instrument prepared by:
Lawyer's Escrow Service, Inc.
One Union St.
Nashville, Tenn. 37201

BOOK 6031 PAGE 83

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Muniz (NAME)	Commerce Union Bank (NAME)	150-7
3217 New Towne Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	77
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D 70461

(FOR REGISTER'S USE)

H 3 9 6 5 9

IDENTIF. REFERENCE

APR 1 2 42 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 63,335.25 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 83

Notary Public

MY COMMISSION EXPIRES: 11/4/83

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- $10.00---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume the balance due and owing on a note executed by the Grantors herein on or about August 25, 1980, payable to Commerce Union Bank and secured by a Deed of Trust of record in Book 5643, page 301, Register's Office for Davidson County, Tennessee,

We, John Randall Ingram and wife, Robbie Huff Ingram have bargained and sold, and by these presents do transfer and convey unto the said Robert Muniz and wife, Brenda Muniz heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 74 on the Plan of Towne Village of The Country, Section I, as of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 77.09 feet on the southerly margin of New Towne Road and fronts 53 feet on the easterly margin of Stoneybrook Circle, said frontages being joined by a curve measuring 39.27 feet. The southerly margin of said LOT 74 extends back 99.49 feet and intersects the easterly line which measures 83.28 feet thereon.

Being the same property conveyed to John Randall Ingram and wife, Robbie Huff Ingram by deed from Randall Phillips Builders, Inc., of record in Book 5643, page 298, Register's Office for Davidson County, Tennessee.

04/01 171.00- CHECK

7553

BOOK 6031 PAGE 84 WD-2

This is unimproved ( ) improved (XX) property, known as 3217 New Towne Road, Antioch, Tenn.
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Muniz and wife, Brenda Muniz their heirs and assigns, forever.

And we do covenant with the said Robert Muniz and wife, Brenda Muniz 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. except for a Deed of Trust of record in Book 5643, page 301, said Register's Office.

And We, John Randall Ingram and wife, Robbie Huff Ingram do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Muniz and wife, Brenda Muniz, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31st day of March, 19 83

X John Randall Ingram
John Randall Ingram

X Robbie Huff Ingram
Robbie Huff Ingram

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Randall Ingram and wife, Robbie Huff Ingram 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, Tennessee, this 31st day of Mar., 19 83

Notary Public.

Commission expires 11-9-83

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

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

RECEIVED OF _____

FOR _____ BOOK 6031 PAGE 85

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63335.25- CO	
			164.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	171.08-
		7563A04/01/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 9 6 5 9

IDENTIF. REFERENCE

APR 1 2 42 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939372