File Box 43

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$64,131.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1983.

Notary Public

MY COMMISSION EXPIRES: 11-9-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC., One Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Walsh and Alan B. Thomas, Jr. (NAME)	COMMERCE UNION BANK (NAME)	2D-73109
400 Parson's Pond Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	150-7
Franklin Lakes, NJ 07417 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	106

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~~ I, DAVID L. GILTZ, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES P. WALSH and ALAN B. THOMAS, JR.

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. 156 on the Plan of The Country, Section IV-A, as of record in Book 5200, Pages 138 and 139, Register's Office for Davidson County, Tennessee.

SAID Lot No. 156 fronts 110 feet on the southeasterly margin of Country Meadow Road and extends back 208.47 feet on the northerly line and 207.06 feet on the southerly line to a dead line in the rear measuring 4.4 feet thereon.

BEING the same property conveyed to the Grantor herein by Quitclaim Deed from Jane M. Giltz (now Marsh) of record in Book 6004, page 357, , Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS PART OF THE ABOVE CONSIDERATION, it is agreed and understood that the above named Grantees assume and agree to apy the remaining unpaid balance on a promissory Note secured by a Deed of Trust of record in Book 5579, Page 134, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 3141 Country Meadow Road Antioch, TN 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 my hand this 3rd day of May, 19 83

David L. Giltz

David L. Giltz by Karen Woulfe

7979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 1983, before me personally appeared Karen Morello, to me known to be the person who executed the foregoing instrument in behalf of David L. Giltz and acknowledged that she executed the same as the free act and deed of said David L. Giltz.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-83

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 _____

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Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
David L. Giltz, Unmarried

TO
James P. Walsh
and
Alan B. Thomas, Jr.

IDENTIF. REFERENCE

H 4 7 4 5 4

MAY 12 3 54 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			64131.79- CO	
			166.66 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 173.16-	
7079A	05/12/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 4 5 4

IDENTIF. REFERENCE

MAY 12 3 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948582