This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

CAROL ANN LEONARD RIVES and husband, FRANKLIN KELLY RIVES

TO

ELIZABETH L. DOWNING

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Laurence M. Papel
24th Floor, L & C Tower
Nashville, TN 37219

BOOK 6112 PAGE 826

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Downing (NAME)	Commerce Union Bank (NAME)	160-14B
5707 Brentwood Trace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	007
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	6DU-79012

(FOR REGISTER'S USE)

H 66007

IDENTIF. REFERENCE

Aug 10 8 35 AM '83

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$46,000.00 Elizabeth L. Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August, 1983.

Deloris L. Johnson
Notary Public

MY COMMISSION EXPIRES: 4/30/86

(AFFIX SEAL)

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

cash in hand paid and other good and valuable considerations, part of which is the assumption by Grantee of the first mortgage indebtedness secured by the Deed of Trust of record in Book 5632, page 148, Register's Office for Davidson County, Tennessee, receipt of all of which is hereby acknowledged, we,

CAROL ANN LEONARD RIVES and husband, FRANKLIN KELLY RIVES have bargained and sold, and by these presents do transfer and convey unto the said

ELIZABETH L. DOWNING, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 5707, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorported in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, said Register's Office and amendment to Master Deed of record in Book 5545, page 510, said Register's Office.

BEING the same property conveyed to Carol Ann Leonard by deed from Haury & Smith Contractors, Inc. of record in Book 5553, page 205, said Register's Office, and being the same property conveyed by Carol Ann Leonard Rives to George V. Crawford, Jr., Trustee, and then conveyed by said Trustee to Carol Ann Leonard Rives and husband, Franklin Kelly Rives by quitclaim deed of record in Book 5632, page 146, for the purpose of making a re-conveyance to create a tenancy by the entirety.

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WD-2

This is unimproved ( ) improved (XX) property, known as 5707 Brentwood Trace, Brentwood, Tennessee 37027
(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 ELIZABETH L. DOWNING, her heirs and assigns, forever.

And we do covenant with the said ELIZABETH L. DOWNING 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 as herein stated and for 1983 property taxes which have been prorated as of date of deed and assumed by Grantee.

And we, CAROL ANN LEONARD RIVES and husband, FRANKLIN KELLY RIVES do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ELIZABETH L. DOWNING, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8th day of August, 1983

Carol Ann Leonard Rives
Carol Ann Leonard Rives

Franklin Kelly Rives
Franklin Kelly Rives

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Delda L. Johnson, a Notary Public in and for said County and State, the within named CAROL ANN LEONARD RIVES and husband, FRANKLIN KELLY RIVES

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 Nashville, Tennessee, this 8th day of August, 1983.

Delda L. Johnson, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4/30/86

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 6112 PAGE 828

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
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 126.10-	
8504A08/10/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H66007

IDENTIF. REFERENCE

AUG 10 8 35 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 970052