FORM NO. WD-1

BOOK 6150 PAGE 561

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Margaret Dillon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 83

Lotta G. Allen
Notary Public

MY COMMISSION EXPIRES: 4/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attys., 212 Third Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Monroe Wallace (NAME)	Commerce Union Bank (NAME)	117-04
1702 Sweetbrier Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Par 13
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37239 (CITY) (STATE) (ZIP)	24W-12190

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, THOMAS COYLE EGAN and wife, ELSIE B. EGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH MONROE WALLACE and VERNON RAY LUTHER

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:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 235 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:
BEGINNING at the northwest corner of Sweetbrier Avenue and an alley, being the Southeast corner of Lot No. 235; thence with the northerly margin of said Avenue, westwardly 67.3 feet, more or less, to S. D. Wilhite, Trustee's southeast corner; thence with his easterly line, northwardly 175 feet to the southerly margin of an alley; thence with said alley, eastwardly 72.1 feet, more or less, to the westerly margin of the first mentioned alley; thence with the westerly margin of said alley, southwardly 175 feet to the beginning.

BEING the same property conveyed to Thomas Coyle Egan by deed from Last Will and Testament of Pearl Mary Coyle, of record in Book 6088, page 156, said Register's Office. Elsie B. Egan, wife of Thomas Coyle Egan joins in this conveyance for the express purpose of conveying all her right, title and interest in subject property.

CHECK

This is unimproved ( ) improved (XX) property, known as 1702 Sweetbrier, Nashville, Tn 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

10/04 161.20-

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 our hands this 27th day of September, 1983

Thomas Coyle Egan Coyle Egan

x Elsie B. Egan
ELSIE B. EGAN

2562

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Coyle Egan and wife, Elise B. Egan

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 27 day of September 1983

Commission expires 1-20-85

Notary Public

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 _____

Witness my hand and official seal at office at _____ on this the 27 day of September, 1985.

My commission expires 1-20-1985

Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Oct 4 10 35 AM 1983

RECEIVED FOR REFERENCE

H.T. 7.96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6150 PAGE 563

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
			59500.00- CAMT.	
			154.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	161.20-
			2562A10/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.7.9 6.2

IDENTIF. REFERENCE

OCT 4 10 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 983703