WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela J.Murphy and Marc D. Counts	Commerce Union Bank (NAME)	131-16
4712 Clendenin Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	46
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	BOOK 6214 PAGE 991

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, Victor S. Johnson, III and wife, Mary Leyden B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela J. Murphy and Marc D. Counts as joint tenants with right of survivorship

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. 2 of Block "C" on the Map of Gateway Acres, First Addition, as of record in Book 1424, page 9, Register's Office for said County.

Said Lot No.2 of said Block "C" fronts 250 feet on the east side of Clendenin Road and runs back 244.3 feet on the northerly line and 254.5 feet on the southerly line, to a dead line in the rear, measuring 250 feet thereon, and contains 1.37 acres, more or less.

Being the same property conveyed to Victor S. Johnson, III by deed from David H. Morgan and wife, Susan A. Morgan, of record in Book 5095, page 18, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants contained in deed of record in Book 1394, page 176, said Register's Office.

3. The Plan of record in Book 1424, page 9, said Register's Office.

H 9 7 8 7 4

IDENTIF. REFERENCE

JAN 16 3 07 PM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4712 Clendenin Road, Nashville, Tennessee 37220
(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 successors, assigns 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 hand s this 16th day of January, 19 84.

Victor S. Johnson, III

Mary Leyden B. Johnson

01/16 300.30- CHECK

5565

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6214 PAGE 992

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor S. Johnson, III and wife, Mary Leyden B.Johnson 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 16 day of Jan., 1984.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Victor S. Johnson, III and wife, Mary Leyden B. Johnson

TO

Angela J. Murphy and Marc D. Counts

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 113,000.00

Angela J. Murphy

Subscribed and sworn to before me this 16 day of Jan., 1984

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
			113000.00- CAMT.	
			293.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 300.30-	
656540	1/16/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 7 7 8 7

IDENTIF. REFERENCE

JAN 16 3 07 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6982

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6214

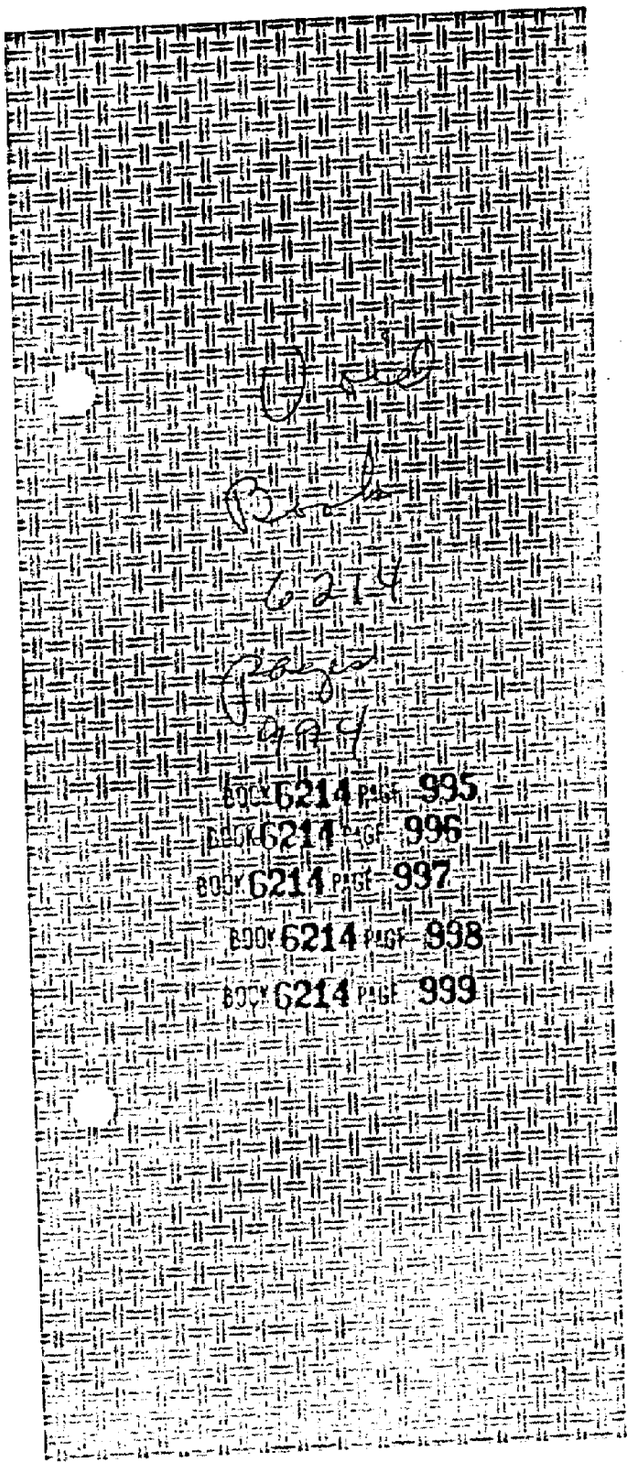
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