This instrument was prepared by KENNETH M. BALLEW, Attorney at Law,
333 Gallatin Road,
Madison, TN 37115

WARRANTY DEED

BOOK 6239 PAGE 4

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Jo Lemons	Commerce Union Bank	72-7-137
(NAME) 3110 Oxford Avenue	(NAME) P.O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($ 10.00) Dollars,

cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness in the original principal amount of $22,500.00 payable to Tennessee Housing Development Agency; and secured by a deed of trust of record in Book 5381, page 996, Register's Office for Davidson County, Tennessee;

We, CHARLES E. VEACH AND WIFE, MAXINE VEACH,

have this day bargained and sold, and do hereby transfer and convey unto the said BETTY JO LEMONS,

her (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 170 feet of Lot No. 5, Block "A", on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County; described according to a survey made by Ralph W. C. Lambert, Surveyor, August 23, 1953, as follows:

Beginning on the easterly margin of Oxford Avenue at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 170 feet to an iron pin; thence northwardly 81.6 feet to an iron pin on the southerly line of Lot No. 6; thence with said line, westwardly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Charles E. Veach and wife, Maxine Veach, by deed from Donald R. Baskin and Arthur Terry Baskin, of record in Book 5622, page 108, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,325.00

Subscribed and sworn to before me, this the 28th day of February, 19 84

Affiant Betty Jo Lemons

My commission expires July 18, 1987 (Affix Seal)

Notary Public Lloyd W. Pate

This is unimproved ( ) improved (XX) property, known as 3110 Oxford Avenue, Nashville, TN 37216
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Betty Jo Lemons, her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Betty Jo Lemons, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 28th day of February, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles E. Veach

Maxine Veach

02/29 108.68- CHECK

5354

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles E. Veach and wife, Maxine Veach

the within named 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, Tennessee, *this* 24th *day of* February, *19*84

Lloyd W. Pate *Notary Public*

Commission expires July 18, 1987

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 .....

MAIL ENV.

IDENTIF. REFERENCE

FEB 29 12 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

105681

WARRANTY DEED

FROM

CHARLES E. VEACH ET UX

TO

BETTY JO LEMONS

Compliments of

Madison Title Company

333 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-2149

RECEIPT

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

BOOK 6239 PAGE 6

RECEIVED OF _____

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
			39325.00- CAMT.	
			102.18 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	108.68-
			6354A02/29/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 05681 T

IDENTIF. REFERENCE

FEB 29 12 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16463