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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,300.00

Donald K. Boston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 84.

Notary Public

MY COMMISSION EXPIRES: July 28 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBER
BARS, a partnership (NAME)	Commerce Union Bank (NAME)	75-4
590 Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	243
Hermitage, Tn 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	4D-06146

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, John T. Donaldson and wife, Ruby Jo Donaldson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARS, a partnership

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 Lot No. 563 on the Plan of Tulip Grove Subdivision, Section 10, as of record in Book 5800, page 199, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to John T. Donaldson and wife, Mary Jo Donaldson by quitclaim deed from John D. Donaldson and wife, Nancy G. Donaldson of record in Book 6244, page 288, Register's Office for Davidson County, Tennessee, and by deed of record in Book 6209, page 596, said Register's Office.

IT IS UNDERSTOOD AND AGREED THAT as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 6244 page 302, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

I 1 0 7 4 9

T. IDENTIF. REFERENCE

MAR 23 10 52 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

CHECK

This is unimproved { } improved {x} property, known as 590 Tulip Grove Road, Hermitage, Tn 37076
(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 our hand this 1st day of March, 19 84

Ruby Jo Donaldson

John T. Donaldson by Ruby Jo Donaldson

by: Ruby Jo Donaldson, Attorney in fact

03/23 173.68

2486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Jo Donaldson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1984

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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 _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
John T. Donaldson
Ruby Jo Donaldson

TO
BARS, a partnership

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Jo Donaldson, to me known to be the person who executed the foregoing instrument in behalf of John T. Donaldson, and acknowledged that she executed the same as the free act and deed of said John T. Donaldson.

Witness my hand and official seal at Nashville, TN this the 1st day of March, 1984.

Notary Public

My Commission Expires: July 18, 1984

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
			64300.00- CAMT.	
			167.18 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	173.68-
2486A	03/23/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 10749

IDENTIF. REFERENCE

MAR 23 10 52 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 22428