New Owner:
Johnson B. Wallace, Jr.
201 Westover Ave.
Nashville, Tenn. 37205

Map 130-2
Parcel 38

SEND TAX BILLS TO:

Commerce Union Bank

P.O. Box 2546

Nashville, TN 37219

This Instrument Prepared By:
Richard L. Cummings
Attorney at Law
301 North Spring Street
Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, the undersigned, RICHARD L. CUMMINGS and wife, PATRICIA C. CUMMINGS, have bargained and sold and by these presents do transfer and convey unto JOHNSON B. WALLACE, Jr. his heirs and assigns forever, a certain tract of real estate located in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot No. 1 on the Plan of the Bransford Realty Company's Subdivision of Lots Nos. 156, 157 and 158 in Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 156, Register's Office for said County, described as follows:
>
> BEGINNING on the westerly margin of Windsor Drive at the corner of Lots Nos. 1 and 2; thence with the westerly margin of said Drive northwardly 100 feet to the northeast corner of said Lot No. 1; thence with the northerly line of said lot westwardly 211.4 feet to the corner of Lots Nos. 1 and 2; thence with the easterly line of Lot No. 2 southwardly 48 feet to another corner of said lots; thence with the line between said two lots eastwardly 191 feet, more or less, to the beginning.
>
> BEING the same property conveyed to RICHARD L. CUMMINGS and wife, PATRICIA C. CUMMINGS, by deed from JOSEPH GREER CUMMINGS, Jr.and wife, Mary L. Cummings, of record in Book 5096, page 951, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of real estate with appurtenances, estate, title, and interest thereto belonging to the said Grantee, his 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 the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS, this the 27th day of March, 1984.

Richard L. Cummings
RICHARD L. CUMMINGS

Patricia C. Cummings
PATRICIA C. CUMMINGS

FILED FOR RECORD
'84 MAR 29 PM 1:01
REGISTER'S OFFICE
DAVIDSON CO. TN.

I 11962

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RICHARD L. CUMMINGS, and PATRICIA C. CUMMINGS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this the 27 day of March, 1984.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 7/21/85

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 110,000.00 ; which amount is equal to or greater than the amoun which the property transferred would command at a fair and voluntary sale.

Johnson R. Wallace, Jr.
AFFIANT

Subscribed and sworn to before me this the 27 day of March, 1984.

Carol R. Rivers
NOTARY PUBLIC OR REGISTER

My Commission Expires: 7/21/85

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

RECEIVED OF _____

FOR _____

BOOK 6258 PAGE 64

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

110000.00- CAMT.
286.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 292.50-
3739A03/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

III628

T
IDENTIF. REFERENCE

MAR 27 3 14 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23643