BOOK 6266 PAGE 711

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,164.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 1984.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK J. NADEAU ET UX (NAME)	Commerce Union Bank (NAME)	150-3
3420 Country Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	27
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D-42033

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, ROBERT L. PENNY and wife, ETHEL W. PENNY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK J. NADEAU and wife, JOAN NADEAU,

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. 13, on the plan of Section Two, "The Country", of record in Book 5050, page 40, Register's Office for said County.

SAID Lot No. 13, which is a corner lot, fronts 85.24 feet on the northerly margin of Country Hill Road and fronts 70.00 feet on the westerly margin of Timber Trail, said frontages being joined by a curve having a length of 39.27 feet, and extends back 101.86 feet on the northerly line and 104.62 feet on the westerly line, to a point of intersection.

BEING the same property conveyed to Robert L. Penny and wife, Ethel W. Penny, by deed from Randall Phillips Builders, Inc., of record in Book 5600, page 155, Register's Office for Davidson County.

THE property herein conveyed is subject to restrictive covenants of record in Book 5111, page 606, said Register's Office, and to the matters set forth in the above referenced plan of record.

A PART of the consideration for this transfer is the assumption of one certain trust deed dated May 8, 1980, and filed for record May 9, 1980, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5600, page 158, and note of even date thereby secured, in the original principal amount of $58,000.00, payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantee.

THE grantee further hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

This is (unimproved ( ) improved (XX) property, known as 3420 Country Hill Drive (House Number) (Street) Antioch, Tennessee (P. O. Address) (City or Town) 37013 (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 hands this 23rd day of March, 19 84

ROBERT L. PENNY

ETHEL W. PENNY

04/09 217.62 CHECK

7019

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 Robert L. Penny and Ethel W. Penny

the bargainors, 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 23rd day of March 1984.

Commission expires 4-12-86

Corine B. Garrett
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 _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

I 1 4 2 5 3

FROM

ROBERT L. PENNY and wife,

ETHEL W. PENNY

IDENTIF. REFERENCE

TO

JACK U. NADEAU and wife,

JOAN NADEAU

APR 9 12 10 PM '84

FEE ... DAVIDSON COUNTY, TN

RETURN TO: (dp)

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6266 PAGE 713

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
			61164.57- CAMT.	
			211.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 217.62-	
7019A04/09/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 4 2 5 3

IDENTIF. REFERENCE

APR 9 12 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26824