FORM NO. WD-1

BOOK 6278 PAGE 627

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 19 84.

Notary Public

MY COMMISSION EXPIRES: March 1, 1987

(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
Fred L. James, Jr. (NAME)	Commerce Union Bank (NAME)	MAP 117-9
2846 Sugartree Road (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 84
Nashviile, TN. 37215 (CITY) (STATE) (P O ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	7DA-36880

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, Suzanne Johnson Lewter and husband Charles A. Lewter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred L. James, Jr. and Carolyn B. Cate, both unmarried persons

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. 27 on the plan of Woodmont Estates, No. 2, of record in Book 1130, page 99, Register's Office for said County.

SAID Lot No. 27 fronts 100 feet on the northeasterly margin of Sugartree Road and extends back 206.8 feet on the northwesterly line and 219.6 feet on the southeasterly line to a dead line in the rear, measuring 110.4 feet thereon.

BEING the same property conveyed to James G. Johnson and wife, Suzanne Johnson by deed from Howard J. Kerr and wife, Elizabeth Kerr, of record in Book 5192, page 624, said Register's Office. James G. Johnson and Suzanne Johnson have since been divorced by final decree in the Fifth Circuit Court for said County in Minute Book 127C, page 2438, Rule No. 83D828, dated June 21, 1983. James G. Johnson has since conveyed his interest in said property to Suzanne Johnson by Quitclaim Deed in Book 6270, page 877, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2846 Sugartree Road (House Number) (Street) Nashviile, TN. 37215 (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 my hand this 20TH day of APRIL, 19 84

Suzanne Johnson Lewter

Charles A. Lewter

04/24 336.70- CHECK

860

STATE OF TENNESSEE
Davidson County

BOOK 6276 PAGE 628

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Suzanne Johnson Lewter~~ and Charles A. Lewter

the bargainor~~s~~, with whom I am personally acquainted*, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20TH day of APRIL 19 84

Commission expires Nov 1, 1987 Christy Gilbert Kelly
Notary Public

* or proved to me on the basis of satisfactory evidence

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

FROM

Suzanne Johnson Lewter

TO

Fred L. James, Jr.

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

IDENTIF. REFERENCE

APR 24 9 54 AM 1984

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

I 1 7 3 8 4

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

RECEIVED OF _____

FOR BOOK 6276 PAGE 629

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

127000.00- CAMT.
330.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 336.70-
0860A04/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 17384

T.
IDENTIF. REFERENCE

APR 24 9 54 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30544