FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$48,900.00 William B. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 84

Betty G. Shelton
Notary Public

MY COMMISSION EXPIRES: 7/18/87
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM B. WATKINS (NAME)	Commerce Union Bank (NAME)	MAP 148-12
4668 Fanning Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PAR 147
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	2DU-23470

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, DENNIS G. SEARS and wife, E. JANE SEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. WATKINS and wife, WANDA F. WATKINS

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. 141 on the Plan of Hazelwood Subdivision, Section 6, as of record in Plat Book 3842, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dennis G. Sears and wife, E. Jane Sears by deed from R.B. Woodroof and wife, Margrette D. Woodroff, of record in Book 4178, Page 886, Register's Office for Davidson County, Tennessee.

I 24025
IDENTIF. REFERENCE
MAY 23 12 32 PM '84
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 4668 Fanning Drive, Nashville, Tn. 37211
X
(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 their hand s this 30th day of April, 19 84

Dennis G. Sears by Betty Shelton, Atty. in fact
DENNIS G. SEARS

E. Jane Sears by Betty Shelton, Atty. in fact
E. JANE SEARS

3872 05/23 132.64

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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

FROM
DENNIS G. SEARS
E. JANE SEARS

TO
WILLIAM B. WATKINS
WANDA F. WATKINS

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE

COUNTY OF Davidson

On this the 30th day of April, 1984, before me personally appeared Bobby Hite to me known to be the person who executed the foregoing instrument in behalf of DENNIS G. SEARS and wife, E. JANE SEARS as their Attorney in Fact, and acknowledged that they executed the same as his free act and deed of the said Bobby Hite.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1984.

Betty G Ehresman
Notary Public

My Commission Expires: 7/18/87

BETTY G. EHRESMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
			48900.00- CAMT.	
			127.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	133.64-
8872405/23/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 0 2 5

IDENTIF. REFERENCE

MAY 23 12 32 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0038329