FROM: Gary P. Spoleta and wife, Carol T. Spoleta TO: Jess S. Shearin

WARRANTY DEED BOOK 6322 PAGE 354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		86-10-39 4D 2106
Jess S. Shearin	Commerce Union Bank	86-10-38 4D 02107
(Name)	(Name)	86-10-37 4D 02108
		86-10-36 4D 2036
1514 Covington Drive	One Commerce Place, 6th Floor	86-10-49 4D 2099
(Street Address or Rt. No.)	(Street Address)	86-10-50 4D 2035
		86-10-51 4D 2034
Brentwood, TN 37027	Nashville, TN 37239	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INSTRUMENT WAS PREPARED BY

Gary J. Mitchell, Esquire
Langford, Switzer & King
2200 Hillsboro Road
Suite 400
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,750.00

Jess S. Shearin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1984.

NOTARY PUBLIC

My Commission Expires: 4/21/85
(AFFIX SEAL)

13 1 1 2 4

IDENTIF. REFERENCE

JUN 22 2 41 PM '84

RUSH

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gary P. Spoleta and wife, Carol T. Spoleta, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jess S. Shearin, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Chapelwood, Section 2, as of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary P. Spoleta and wife, Carol T. Spoleta, by deed from James B. Hardy, unmarried of record in Book 5619, page 16, Register's Office for Davidson County, Tennessee. This is improved property known as 3525-3527 Magnum Drive, Hermitage, Tennessee 37076.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Chapelwood, Section 2, as of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary P. Spoleta by deed from Griffin and Griffin Construction Company of record in Book 5522, page 623, Register's Office for Davidson County, Tennessee. This is improved property known as 3529-3531 Magnum Drive, Hermitage, Tennessee 37076.

TRACT III

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Chapelwood Section 2 of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary P. Spoleta, by deed from Griffin & Griffin Construction Company, a partnership of record in Book 5522, page 652, Register's Office for Davidson County, Tennessee. This is improved property known as 5533-5535 Magnum Drive, Hermitage, Tennessee 37076.

7403

TRACT IV

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Chapelwood Section 2 of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary P. Spoleta, by deed from Griffin & Griffin Construction Company, a partnership of record in Book 5527, page 138, Register's Office for Davidson County, Tennessee. This is improved property known as 3524-3526 Magnum Drive, Hermitage, Tennessee 37076.

TRACT V

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Chapelwood, Section 2 as of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary P. Spoleta and wife Carol T. Spoleta by deed from Jess S. Shearin and wife Carolyn T. Shearin of record in Book 5619, page 18, Register's Office for Davidson County, Tennessee. This is improved property known as 3565-3567 Albee Drive, Hermitage, Tennessee 37076.

TRACT VI

Land in Davidson County, Tennessee, bing Lot 78 on the Plan of Chapelwood, Section 2 of record in Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary P. Spoleta and wife Carol T. Spoleta by deed from Jess S. Shearin and wife Carol T. Shearin of record in Book 5619, page 7, Register's Office for Davidson County, Tennessee. This is improved property known as 3557-3559 Albee Drive, Hermitage, Tennessee 37076.

TRACT VII

Land in Davidson County, Tennessee, being Lot no. 79 on the Plan of Chapelwood, Section 2, as of record in Book 5200, page 83, said Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary P. Spoleta and wife Carol T. Spoleta be deed from Jess S. Shearin and wife Carolyn T. Shearin of record in Book 5619, page 10, Register's Office for Davidson County, Tennessee. This is improved property known as 3553-3555 Albee Drive, Hermitage, Tennessee 37076.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, and we do covenant with the same Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantee, his heirs and assigns agaisnt the lawful claims of all persons whomever. 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.

Gary P. Spoleta
GARY P. SPOLETA

Carol T. Spoleta
CAROL T. SPOLETA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kenneth M. Switzer, a Notary Public in and for said County and State, the within named Gary P. Spoleta and wife Carol T. Spoleta, 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 22nd day of June, 1984.

My Commission Expires: 4/21/85

Kenneth M. Switzer
NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6322 PAGE 356

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
			402750.00- CAMT.	
			1041.82 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 1048.32-	
7403A06/22/84			CAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 1 2 4

IDENTIF. REFERENCE

JUN 22 2 41 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0046636