FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

W. J. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 84.

Notary Public

MY COMMISSION EXPIRES: Nov 6 1987

(AFFIX SEAL)

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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
William T. Hill, Jr. (NAME)	Commerce Union Bank (NAME)	MAP 73-11
2323 Dundee Lane (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Pl., Real Estate Div. (STREET ADDRESS)	PARCEL 71
Nashville, TN 37214 (CITY) (STATE) (P. O ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	3DZ 49110

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, JOSEPH O. EARNEST and wife, MELINDA W. EARNEST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM T. HILL, JR., and wife, KATHLEEN C. HILL

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. 121 on the plan of Section One, Sunset View, of record in Book 2331, pages 100 and 101, Register's Office for said County.

SAID Lot No. 121, which is a corner lot, fronts 125 feet on the southerly margin of Dundee Lane and fronts 157.6 feet on the westerly margin of Donna Hill Drive, said frontages being joined by a curve having a length of 32.43 feet, and extends back 136.5 feet on the westerly line and 121.7 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Joseph O. Earnest and wife, Melinda W. Earnest by deed from H. C. Daniels and wife, Meredith N. Daniels, of record in Book 5072, page 384, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2492, page 307, and approved by instrument of record in Book 2492, page 631, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 2323 Dundee Lane, Nashville, Tennessee 37214
(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 our hand s this 23rd day of July 19 84

Joseph O Earnest — Melinda W Earnest

Joseph O. Earnest — Melinda W. Earnest

07/24 17.20- CHECK

3424

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph O. Earnest and Melinda W. Earnest

the bargainor S, 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 July 19 84

Commission expires Nov 1, 1987 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
JOSEPH O. EARNEST AND WIFE,
MELINDA W. EARNEST

TO
WILLIAM T. HILL, JR., AND WIFE,
KATHLEEN C. HILL

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

FILED FOR REGISTRATION
DAVIDSON COUNTY, TN
JUL 24 2 27 PM 1984

IDENTIFICATION REFERENCE

13419

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

69500.00- CAMT.
180.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 187.20-
6424A07/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 4 1 9

IDENTIF. REFERENCE

JUL 24 2 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0055402