WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Conradi & wife, Ava Conradi	Commerce Union Bank	Map 149-9
4717 Miners Cove (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546	Parcel 199
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	BOOK 6534 PAGE 528

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 A. Wallace and wife, Neika Wallace,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Conradi and wife, Ava Conradi,

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. 154 on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for said County.

Said Lot No. 154 fronts 63.49 feet on the northeasterly margin of Miners Cove and extends back 120.0 feet on the northwesterly line and 132.27 feet on the southeasterly line to a dead line in the rear, measuring 71.32 feet thereon.

Being the same property conveyed to Dennis A. Wallace and wife, Neika Wallace, by deed from Alex James Beatty and wife, Patricia Beatty, of record in Book 5248, page 823, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5228, page 662, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 5146, page 680, said Register's Office.

3. The Plan of record in Book 5050, page 57, said Register's Office.

4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 4717 Miners Cove, Antioch, Tennessee 37013
(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 successors, assigns 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 15th day of April, 19 85

Neika P. Wallace
Neika Wallace

Dennis A. Wallace
Dennis A. Wallace

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6534 PAGE 529

3:67

04/16 35.20- CHECK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis A. Wallace and wife, Neika Wallace, 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 15 day of April, 1985

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Dennis A. Wallace and wife,
Neika Wallace

TO
Charles Conradi and wife,
Ava Conradi

IDENTIF. REFERENCE

APR 18 2 07 PM '85

DAVIDSON COUNTY, TN

1 9 6 9 5 5

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 49,500.00

Charles Conradi

Subscribed and sworn to before me this 15 day of April, 1985

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 6534 PAGE 530

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

49500.CO- CAMT.
128.70 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 135.20-
8467A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 9 5 5

IDENTIF. REFERENCE

APR 16 2 07 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125391