File Box 21

This instrument prepared by:
Sam D. Hodges, III, 323 Union St.
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
BILLY M. HOSKINS et ux (NAME)	COMMERCE UNION BANK (NAME)	142-14
555 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	50
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP CODE)	9D-24544

WARRANTY DEED

BOOK 6545 PAGE 968

For and in consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of a note dated July 18, 1980, executed by Randall K. Winton and wife, Bettie Jane Winton, in the original principal amount of $60,950.00, and secured by a Deed of Trust of record in Book 5627, page 231, in the Register's Office for Davidson County, Tennessee, which note is payable to the order of Commerce Union Bank (reference is made herein to said note and deed of trust for the terms and conditions contained therein),

We, RANDALL K. WINTON and wife, BETTIE JANE WINTON,

have bargained and sold, and by these presents do transfer and convey unto the said BILLY M. HOSKINS and wife, YOKE HING HOSKINS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Westward Winds Subdivision, as of record in Book 3700, page 32, in the 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 Randall K. Winton and wife, Bettie Jane Winton, by deed from John S. Weber and wife, Barbara Weber, of record in Book 5627, page 228, said Register's Office.

J 00896

IDENTIF. REFERENCE

MAY 1 12 13 PM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 555 Bellevue Road, Nashville, TN 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 1st day of May, 19 85.

Randall K. Winton
RANDALL K. WINTON

Bettie Jane Winton
BETTIE JANE WINTON

BOOK 6545 PAGE 969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall K. Winton and wife, Bettie Jane Winton

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 19 85.

My commission expires 4-17-88 Notary Public Michele Hodge

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 77,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

X Billy M. Hoskins

Sworn to and subscribed before me this 1st day of May, 19 85.

My commission expires 4-17-88 Notary Public Michele Hodge

This instrument was prepared by:

SAM D. HODGES, III — Name
323 Union Street, Nashville, Tennessee 37201 — Address

WARRANTY DEED

FROM

RANDALL K. WINTON and wife,

BETTIE JANE WINTON

TO

BILLY M. HOSKINS and wife,

YOKE HING HOSKINS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6545 PAGE 970

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

77500.00- CAMT.
201.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK
3329A05/01/85 BAL .00

Total 208.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J008896

T
IDENTIF. REFERENCE

MAY 1 12 13 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 130133