File Box 43

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1985.

Notary Public

MY COMMISSION EXPIRES: 4/20/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Proctor et ux (NAME)	Commerce Union Bank (NAME)	2D-70405
3129 Stoneybrook Cr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	150-7
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	#35

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, Michael D. Morello and wife, Karen Morello and Frank H. Dunklin and wife, Katherine Dunklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel A. Proctor and wife, Dee Anne Proctor

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:

BEING Lot No. 47 on the Plan of Towne Village of The Country, Section I, as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 60.47 feet on the southwesterly margin of Stonebrook Circle and extends back 131.97 feet on the southeasterly line and 137.06 feet on the northwesterly line to a dead line in the rear measuring 82.09 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Randall Phillips Builders, Inc., of record in Book 5425, Page 464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5425, Page 467, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 3129 Stoneybrook Circle (House Number) (Street) Antioch, TN 37013 (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 hands this 13th day of June, 1985

x Michael D. Morello
Michael D. Morello

Karen Morello
Karen Morello

x Frank H. Dunklin
Frank H. Dunklin
by: Karen Morello
Karen Morello, Atty. in Fact

by Karen Morello
Karen Morello, Atty. in Fact

x Katherine Dunklin
Katherine Dunklin
by: Karen Morello

STATE OF TENNESSEE
Davidson County

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

or proved to me upon the basis of satisfactory evidence the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of June 19 85

Commission expires 4/20/86

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
Michael D. Morello et ux
Karen Morello and
Frank H. Dunklin et ux
Katherine Dunklin
TO
Daniel A. Proctor et ux
Dee Anne Proctor

J 12816

IDENTIF. REFERENCE

JUN 13 11 39 AM '85

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

On this 13th day of June, 1985, before me personally appeared Karen Morello, to me known to be the person who executed the foregoing instrument in behalf of Michael D. Morello and Frank H. Dunklin and his wife, Katherine Dunklin, and acknowledged that she executed the same as the free act and deed of the said Michael D. Morello and Frank H. Dunklin and his wife, Katherine Dunklin.

My Comm. expires: 4/20/86

Notary Public

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

50700.00- CAPT.
131.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 138.32-
7949A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 8 1 6

IDENTIF. REFERENCE

JUN 13 11 39 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 144381