Box 23

BOOK 5641 PAGE 785

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Glenn M. Baun, etux c/o Glenn M. Baun, Jr. 7026 Bonnamere Hermitage, TN 37076	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 73-7 Parcel 4 3DZ-49358

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Michael C. Cummings and wife, Darralyn H. Cummings, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Glenn M. Baun and wife, Lena V. Baun, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Sunset View, Section 6, as of record in Book 2900, Page 55, Register's Office for said County.

Said Lot No. 463 fronts 113.7 feet on the north side of Kimberly Road and extends back 171.4 feet on the west line and 149.4 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 140.28 feet thereon.

BEING the same property conveyed to Michael C. Cummings, unmarried by deed from Donelson Bible Church of record in Book 5302, Page 300, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5302, Page 302, said Register's Office.

This property is conveyed subject to the Plan of record in Book 2900, page 55, said Register's Office, and Restrictive Covenants of record in Book 2995, page 413, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 2400 Kimberly Drive, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Glenn M. Baun and wife, Lena V. Baun, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 20th day of August, 1985.

Michael C. Cummings
Michael C. Cummings

Darralyn H. Cummings
Darralyn H. Cummings

STATE OF TEXAS

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Cummings and wife, Darralyn H. Cummings, the within named bargainors 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 on this the 20th day of August, 1985.

Estelle T. Johnson
NOTARY PUBLIC

My commission expires: 11-30-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Glenn M Bacon
Affiant

Subscribed and sworn to before me this the 26th day of August, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37

32129

IDENTIFICATION REFERENCE

AUG 28 11 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6641 PAGE 787

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

62500.00- CONT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
1739A08/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32129

IDENTIFICATION REFERENCE

Aug 28 11 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167603