FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$97,500.00 David R Bunce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 85

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Eleanor T. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID R. BUNCE (NAME)	Commerce Union Bank (NAME)	Map 42-1-20
811 Fonnic Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	11D 41870
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, HERBERT D. LIPSEY, JR. and wife, JOYCE E. LIPSEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID R. BUNCE and wife, REBA D. BUNCE,

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. 21 on the Plan of OZARK HILLS as of record in Book 3700, Page 20, Register's Office for said County.

SAID Lo No. 21 fronts 141.0 feet on the westerly side of FONNIC DRIVE and extends between lines 304.65 feet on the northerly side and 250.6 feet on the southerly side to a line in the rear and measures 160.41 feet thereon.

BEING the same property conveyed to the within named Grantor(s) by deed of record in Book 4130, Page 945, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

AS part of the consideration herefore is the Grantee's assumption of the Deed of Trust of record in Book 4052, Page 926, Register's Office for Davidson County, Tennessee, and unpaid balance of the Note thereby secured in the original principal amount of $ 21,500.00, now payable to Commerce Union Bank, which indebtedness the Grantee(s) do hereby assume and agree to pay in accordance with the terms and conditions of said Note and Deed of Trust.

unimproved ( )
This is improved (X) property, known as 811 Fonnic Drive, Nashville, Tennessee 37207
(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 20th day of December, 19 85

HERBERT D. LIPSEY, JR.: Herbert D. Lipsey Jr.

JOYCE E. LIPSEY: Joyce E. Lipsey

A-101

STATE OF TENNESSEE
~~Davidson~~ County
SUMNER

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Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named HERBERT D. LIPSEY, JR. and wife, JOYCE E. LIPSEY,

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 Hendersonville, Tennessee, this 20th day of December 19 85.

Commission expires 2/11/87

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

$25.00 - CHECK 12/26/85

WARRANTY DEED

FROM

HERBERT D. LIPSEY, JR. etux

TO

DAVID R. BUNCE etux

REGISTER, PLEASE RETURN TO:

W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN
37077-1733

IDENTIFICATION REFERENCE

6.37.32

FELIX Z WILSON III REGISTER
SUMNER COUNTY, TN

DEC 26 10 30 AM '85

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

97500.00- CAPITAL
253.50 CSTAX
.50 PRFEE
6.00 MOR TX
CHECK 260.00-
9706A12/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 7 3 2

IDENTIFICATION REFERENCE

Dec 26 10 30 AM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204606