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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March, 19 86

Notary Public

MY COMMISSION EXPIRES: July 28 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S. Koonce (NAME)	Commerce Union Bank (NAME)	7DA-31265
2315 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	117-10
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	9

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, John H. James, Jr. and wife, Rebecca S. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard S. Koonce

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 part of Lot No. 3 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for said Davidson County, Tennessee.

Beginning on the southerly margin of Woodmont Boulevard at a point 287 feet east of te northeast corner of Lot No. 15 of Block No. 4 on the Plan of Woodmont Estates, as of record in Book 974, page 29, said Register's Office; thence S 7 deg. 15 mins. W 546 feet to the northerly line of Lot No. 17; thence with the northerly lines of Lot No. 17 and a 30 foot reserved strip as shown on said plan of Woodmont Estates, S 86 deg. 30 mins. E 180 feet to the westerly line of said 30 foot reserved strip; thence with said line, N 7 deg. 15 mins. E 546 feet to the southerly margin of Woodmont Boulevard; thence with said Boulevard, N 86 deg. 30 mins. W 180 feet to the beginning.

Being the same property conveyed to John H. James, Jr. and wife, Rebecca S. James by deed from Virginia S. Shoulders, a widow, of record in Book 4553, Page 746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing easements and building lines of record.

This is unimproved ( ) improved (X) property, known as 2315 Woodmont Boulevard, (House Number) (Street) Nashville, TN 37215 (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 28th day of March, 19 86

Rebecca S. James
~~Rebecca S. James~~

John H. James, Jr.

5273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. James, Jr. and wife, Rebecca S. James

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 Nashville, Tennessee, this 28th day of March, 19 86

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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
John H. James, Jr.
Rebecca S. James

TO
Richard S. Koonce

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

8833 6

FILED
Apr 3 8 44 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6820 PAGE 45

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
			187000.CO-	CANT.
			486.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 492.70-
			9277A04/03/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

883336

IDENTIFICATION REFERENCE

APR 3 8 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233449