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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Lewis & wife, Delorse A. Lewis	Commerce Union Bank (NAME)	Map 41-3
233 Burlington Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 49
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, Ralph S. Hobbs and wife, Alma C. Hobbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Lewis and wife, Delorse A. Lewis

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. 14 on the Plan of Crestmont Estates, as of record in Book 4675, page 28, Register's Office for said County.

Said Lot No. 14 fronts 181.83 feet on the easterly margin of Cecil Court South and runs back 411.53 feet on the northerly line and 390.44 feet on the southerly line to a dead line in the rear measuring 117.5 feet thereon.

Being the same property conveyed to Ralph S. Hobbs and wife, Alma C. Hobbs, by Limited Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5743, page 544, Register's Office for Davidson County, Tennessee.

Upon delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5743, page 547, Register's Office for Davidson County, Tennessee, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 4749, page 402, said Register's Office.
3. Fifty foot easement for gas transmission line along rear lot line vested in Tennessee Natural Gas Lines, Inc. by decree of the Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 2493, page 142, Register's Office for Davidson County, Tennessee, and also shown on the plan of record in Book 4675, page 28, said Register's Office.
4. The Plan of record in Book 4675, page 28, said Register's Office.
5. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (x) property, known as 4213 Cecil Court South, Madison, Tennessee 37115
(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 successors, assigns 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 23rd day of April, 1986

Ralph S. Hobbs by Alma C. Hobbs as Attorney in Fact

Alma C. Hobbs

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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 Alma C. Hobbs 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 23 day of April, 1986.

Commission Expires: 5/13/89.

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

FELIX Z. WILSON TENNESSEE REGISTER
DAVIDSON COUNTY, TN
APR 24 10 39 AM '86

IDENTIFICATION REFERENCE
9 4 3 5 3

WARRANTY DEED

FROM
Ralph S. Hobbs and wife,

TO
Alma C. Hobbs

Richard A. Lewis and wife,

Delorse A. Lewis

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of April, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alma C. Hobbs, to me known to be the person who executed the foregoing instrument in behalf of Ralph S. Hobbs, and acknowledged that she executed the same as the free act and deed of the said Ralph S. Hobbs.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 1986.

My Commission Expires:
5/13/89

Carol R. Rivers
NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $123,000.00

Delorse A. Lewis

Subscribed and sworn to before me this 23 day of April, 1986

My Commission Expires: 5/13/89

Carol R. Rivers
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

123000.CO- CAMT.
319.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 326.30-
6483A04/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94353

IDENTIFICATION REFERENCE

APR 24 10 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240491