STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,548.60

Vicky L. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1986

Notary Public

MY COMMISSION EXPIRES: 7/18/87

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
Vicky L. Hall (NAME)	Commerce Union Bank (NAME)	MAP 86-07
1048 Jackson Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	PARCEL 43
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	4D-01139

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, Kerry D. Rice and wife, Terri M. Rice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicky L. Hall

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. 27 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 65 feet on the southerly margin of Jackson's Valley Road and extends back 183.33 feet on the westerly line and 156.66 feet on the easterly line to a dead line in the rear measuring 70.26 feet thereon.

Being the same property conveyed to Kerry D. Rice and wife, Terri M. Rice, by deed from Randall Phillips Builders, Inc. of record in Book 6063, page 467, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6053, page 470, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferrred to the grantee herein.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is unimproved ( ) improved ( ) property, known as 1048 Jackson Valley Road, Hermitage, TN 37076
(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 30th day of June, 19 86

Terri M. Rice

Kerry D. Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6904 PAGE 345

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerry D. Rice and wife, Terri M. Rice

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 30th day of June, 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

16054

IDENTIFICATION REFERENCE

JUL 1 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Kerry D. Rice
Terri M. Rice

TO

Vicky L. Hall

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 316

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
			64540.00-	
			167.50	
			.50	
			6.00	
				174.00-

1986A07/31/86 3PL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1605 4

IDENTIFICATION REFERENCE

JUL 1 9 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265433