THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO MORTGAGEE:	MAP/PARCEL #
John F. Bruns and wife, Christine C. Bruns 4515 Price Circle Road Nashville, TN 37025	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 103-10 Parcel 68

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, RONALD R. SOCHA, unmarried, does hereby transfer and convey unto JOHN F. BRUNS and wife, CHRISTINE C. BRUNS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Hillwood Estates, Section 1, of record in Book 1835, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ronald R. Socha, by Deed from Allen B. Kaiser and wife, Joan H. Kaiser, of record in Book 5916, page 222, said Register's Office, and by Deed from Christine L. Socha and Robert L. Jackson, Trustee, of record in Book 6749, page 562, Register's Office of Davidson County, Tennessee, the herein named Ronald R. Socha being unmarried at the time of this conveyance.

This is improved real property known as 4515 Price Circle Road, Nashville, Tennessee 37205.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOHN F. BRUNS and wife, CHRISTINE C. BRUNS, their heirs, successors and assigns forever.

The undersigned covenants with the said JOHN F. BRUNS and wife, CHRISTINE C. BRUNS, that he is lawfully seized and possessed of said real property in fee simple and has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1986 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Hillwood Estates, Section 1, of record Book 1835, page 117, Register's Office of Davidson County, Tennessee.

The undersigned does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to said land to the said JOHN F. BRUNS and wife, CHRISTINE C. BRUNS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 16th day of December, 1986.

RONALD R. SOCHA

STATE OF TENNESSEE
DAVIDSON COUNTY
FELIX Z. WILKINS, REGISTER
Dec 17 4 01 PM '86
IDENTIFICATION
74077

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Cartwright, a Notary Public in and for said State and County, the within named RONALD R. SOCHA, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 1986.

Connie Cartwright
NOTARY PUBLIC

My Commission Expires: 10/29/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $150,000.00.

John F. Bruns
JOHN F. BRUNS

Sworn to and subscribed before me this 16th day of December, 1986.

Connie Cartwright
NOTARY PUBLIC

My Commission Expires: 10/29/88

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

RECEIVED OF _____

FOR _____ BOOK 7072 PAGE 781

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
[illegible] - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	
			WD 150.00	CAMT.
			150.00	CAMT.
			426.00	COTAX
			.50	PRFEE
			6.00	MDE
			CHECK	426.50
			8349A12/17/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74077.

IDENTIFICATION REFERENCE

Dec 17 4 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No24101