This Form furnished by Attorneys Title Company, Inc.

FROM
Commerce Union Bank, Executor of the estate of Mae Kelley Albritton

TO
Dennis L. Batts, D. L. Batts, and wife, Helen D. Batts

For Grantsman's use
PREPARED BY:
J. Vaulx Crockett
Attorney at Law
306 Dominion Bank Bldg.
Nashville, TN 37201

BOOK 7328 PAGE 392

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. L. Batts (NAME)	Home Savings of America (NAME)	94-15
228 Spence Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	Parcel 5
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	020204371

(FOR REGISTER'S USE)

5691 8

IDENTIFICATION REFERENCE

AUG 18 2 24 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 11/12/90

(AFFIX SEAL)

FOR AND IN CONSIDERATION of the sum of Forty Thousand Dollars ($40,000.00) paid by the grantees, receipt of which in full is acknowledged by the grantor, Commerce Union Bank, a Tennessee Banking Association, with principal offices in Nashville, Davidson County, Tennessee, as Executor of the estate of Mae Kelley Albritton, deceased, herein referred to as Executor, the said grantor has bargained and sold, and by these presents does transfer and convey unto the grantees, Dennis L. Batts, an unmarried person, a one-half undivided interest and to D. L. Batts and wife, Helen D. Batts, as tenants by the entirety, a one-half undivided interest in the following described real property:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Spence Circle, as of record in Book 1424, page 62, Register's Office of Davidson County, Tennessee.

Said Lot no. 5 fronts 75 feet on the easterly side of Spence Lane and runs back between parallel lines 170 feet to a dead line.

INCLUDED but EXCLUDED from this conveyance is the following tract of land:

A strip or parcel of land in the Fifteenth (15th) Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee being part of Lot No. 5 on the Map of Spence Circle as of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 75 feet on the present easterly side of Spence Lane and runs back 10 feet between parallel lines to the new relocated easterly side of Spence Lane on which it measures 75 feet thereon and containing 750 square feet.

Title to said property having been vested in the Metropolitan Government of Nashville and Davidson County, Tennessee by Order of record in Book 6-B, page 1105, Sixth Circuit Court, Davidson County, Tennessee.

Being a portion of the same property conveyed to Mae K. Albritton by deed from Hubert W. Tayes and wife, M. Tayes, of record in Book 4168, page 976, Register's Office of Davidson County, Tennessee. Said Mae K. Albritton having since died vesting power to sell, transfer and convey in Commerce Union Bank, Executor of said Estate by Will of record in Will Book 155, page 141, Probate Court for Davidson County, Tennessee.

BEING all the estate, right, title, interest, possession, claim and demand whatsoever, both in law and equity, which Mae Kelley Albritton, the Testatrix had in her lifetime and at the time of her death, and which Executor has, by virtue of the Will of Mae Kelley Albritton, Testatrix, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

This is improved property known as 228 Spence Lane, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis L. Batts, a one-half undivided interest as tenant in common with D. L. Batts, and wife, Helen D. Batts, as tenants by the entirety of a one-half undivided interest, their heirs and assigns, forever.

The Executor, for itself, its successors and representatives in its capacity as Executor agrees with the grantees that it is lawfully the Executor of the estate of Mae Kelley Albritton, and has power to convey as aforesaid. Executor further covenants that it has in all respects made this conveyance pursuant to the authority granted by the Will of Mae Kelley Albritton, and that it has not done or suffered any act since it became Executor as aforesaid whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever, and that Cheryl J. Scannell is Assistant Vice President and Trust Officer of the Executor and duly authorized to execute this instrument in its behalf.

IN WITNESS WHEREOF, the Executor has executed this deed this 17th day of August, 1987, at Nashville, Tennessee.

COMMERCE UNION BANK, EXECUTOR

BY: Cheryl J. Scannell
Cheryl J. Scannell
Assistant Vice President and
Trust Officer of the said Executor
of the Estate of
Mae Kelley Albritton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

County aforesaid, personally appeared before me, the undersigned, a Notary Public, CHERLY J. SCANNELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice President and Trust Officer of the Commerce Union Bank, a Tennessee Banking Association, and that she as such Assistant Vice President and Trust Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by herself as Assistant Vice President and Trust Officer.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1987.

Betsy N. Edwards
NOTARY PUBLIC

My Commission Expires: 11/12/90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7328 PAGE 394

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

.00- FAMI.
110.00 C TAX
.50 PRFEE
6.00 MOR D
CHECK 116.50-
2861A08/18/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.9.1.8.

IDENTIFICATION REFERENCE

AUG 18 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06757