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WARRANTY DEED

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FOR and in consideration of the sum of FIVE THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - - ($5,250.00) DOLLARS, cash in hand paid by Charles E. Orrand and wife, Audrey Maie V. Orrand hereinafter referred to as grantees, to SHELBY VILLAGE, INC., hereinafter referred to as grantor, the receipt of said sum being acknowledged in full, said grantor has bargained and sold and by these presents does transfer and convey unto the said 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. 92 on the Map of Shelby Village No. Two as of record in Book 1835, page 48, Register's Office for said County.
Said Lot No. 92 is described as follows: Beginning at a point in the southerly margin of Sevier Court at the corner of Lots Nos. 92 and 93; thence with the line between said lots, southeasterly 131.2 feet to the line of Lot No. 91; thence with the line between Lots Nos. 91 and 92, westerly 105.3 feet to the easterly margin of 15th Street South; thence with the margin of the same northwesterly 64.1 feet to the beginning of a curve; thence around said curve, northerly 38.7 feet to the margin of Sevier Court; thence with the margin of the same, northeasterly 72.2 feet to the beginning.
Being part of the property conveyed to Shelby Village, Inc., by deed from E. C. Jones and wife, of record in Book 1908, page 585, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to the said grantees, their heirs and assigns, forever.

AND grantor does covenant with the said grantees that grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except by restrictive covenants of record in Book 2015, page 639, said Register's Office, and by taxes for the year 1951, which have been prorated as of the date of this deed and are to be paid by the grantor.

AND grantor does further covenant and bind itself, its successors 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.

COMMERCE UNION BANK, a corporation, joins in this instrument for the following purposes and none other, that is to say that said Bank is the lawful owner and holder of the entire debt secured by the deed of trust of record in Book 1902, page 21, said Register's Office, and does hereby declare the satisfaction and discharge of said debt and deed of trust as to the lot herein conveyed, but no further or otherwise.

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.

Shelby Village, Inc., a Tennessee corporation, has no corporate seal.

WITNESS our hands, this 13th day of September, 1951.

COMMERCE UNION BANK
By _____ Vice President
ATTEST: _____ Cashier

SHELBY VILLAGE, INC.
By _____ W. C. Whelen, President
ATTEST: _____ Louise Croslyn, Secretary

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Lawrence D. Richards, a Notary Public within and for the State and County aforesaid, personally appeared W. C. WHELEN and LOUISE CROSLYN, with whom I am personally acquainted, and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of SHELBY VILLAGE, INC., the within named bargainor, a corporation, and that as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. C. Whelen as such President and attested the same by the said Louise Croslyn, as such Secretary.

WITNESS my hand and official seal, at office, at Nashville, Tennessee, on this the 13th day of September, 1951.

_____ Lawrence D. Richards, Notary Public

My Commission Expires: May 1, 1954.

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