2027

APPROVED
C. H. BRILEY, JR.
ATTORNEY

WARRANTY DEED

Published by Tennessee Title Company

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 FLOYD CHASTAIN, JR. and wife, RITA ANN CHASTAIN, 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. 142 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. 142 fronts 57.80 feet on the southerly side of Fulton Street and runs back between lines, 128 feet on the east line and 137.5 feet on the west line, to a dead line in the rear, which is a broken line, measuring 75 feet thereon.

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 22nd day of October, 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 22nd day of October, 1951.

_____
Lawrence D. Richards, Notary Public

My Commission Expires: May 1, 1954.

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