BK 3372

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $12,600.00 ----------

Twelve Thousand, Six Hundred and No/100 ---------- DOLLARS

Cash in hand paid by Louie Patterson Cox and wife, Mary S. Cox, the receipt of which is hereby acknowledged, I,

Miller Kimbrough, Trustee

_____ have bargained and sold, and by these presents do transfer and convey unto the said Louie Patterson Cox and wife, Mary S. Cox

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. 410 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Page 1, Register's Office for said County, Tennessee.

Said Lot No. 410 fronts 80 feet on the northerly side of Bonnahill Drive and runs back 205 feet on the westerly line and 177.15 feet on the easterly line, to a dead line in the rear, measuring 84.61 feet thereon.

Being a part of the property conveyed to Miller Kimbrough, Trustee, by deed from Allen B. Clayborne and wife, Sara S. Clayborne, of record in Book 2910, page 509, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Commerce Union Bank, of Nashville, Tennessee, a corporation, joins in the deed for the following purpose and none other, that is to say that it is the true and lawful owner and holder of a deed of trust executed by Miller G. Kimbrough, Trustee to C. D. Rippy, Trustee, of record in Book 3013, page 250, and for a valuable consideration does hereby release and discharge the lien secured by said deed of trust as to the property herein conveyed but no further or otherwise, same being recorded in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louie Patterson Cox and wife, Mary S. Cox their heirs and assigns, forever.

And I do covenant with the said Louie Patterson Cox and wife, Mary S. Cox that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And I, Miller Kimbrough, Trustee successors do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Louie Patterson Cox and wife, Mary S. Cox their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of April, 19 62

COMMERCE UNION BANK

Vice President

Attest: Asst. Cashier

Miller Kimbrough, Trustee

Trustee

PG 385