BK 3612

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND AND NO/100 ($13,000.00) DOLLARS cash in hand paid by John F. Hampton, Forrest F. Hampton and Dorothy Louise Hampton, receipt of which is hereby acknowledged, Commerce Union Bank, as Trustee under the will of Ida B. Thompson, deceased, of record in Will Book 73, Page 373, of the County Court of Davidson County, Tennessee and pursuant to the power vested in it thereunder, has bargained and sold, and by these presents does transfer and convey unto John F. Hampton, Forrest F. Hampton and Dorothy Louise Hampton, their heirs and assigns, as tenants in common, a lot or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of R. D. Stanford's Subdivision, of the Lannom Property, as of record in Book 547, page 186, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the easterly side of Fairway Drive and runs back 319 feet on the northerly line and 318.66 feet on the southerly line to a dead line, measuring 100 feet thereon. This tract is improved and known as 109 Fairway Drive, Nashville, Tennessee, 37214.

Being the same property devised to Commerce Union Bank, Trustee, under the Will of Ida B. Thompson, deceased, of record in Will Book 73, page 373, County, Court Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said John F. Hampton, Forrest F. Hampton and Dorothy Louise Hampton, their heirs and assigns forever.

And Commerce Union Bank does covenant with the said John F. Hampton, Forrest F. Hampton and Dorothy Louise Hampton that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for 1963 taxes which have been prorated and assumed by the purchasers:

And Commerce Union Bank does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said John F. Hampton, Forrest F. Hampton and Dorothy Louise Hampton, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Commerce Union Bank in making the above covenants and warranties does so as Trustee under the Will of Ida B. Thompson, deceased, as fully as it could or ought to make the same by virture of the last will and testament of the said Ida B. Thompson, but no further or otherwise.

DATED at Nashville, Tennessee this 29 day of July, 1963.

COMMERCE UNION BANK, TRUSTEE UNDER THE WILL OF IDA B. THOMPSON, DECEASED.

By: _____
TRUST OFFICER

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