This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-719 Nashville [illegible] Building
Nashville, [illegible]

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Shivers, et ux (NAME)	Commerce Union Bank (NAME)	Map 82-6
724 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 60
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	BOOK 4056 PAGE 414

For and in consideration of the sum of Ten and 00/100 - **DOLLARS**
and other good and valuable consid erations, the receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee for Mayfair Homes, Inc. and Evans & Crockett, Inc., d/b/a Evans-Crockett-Mayfair, acting pursuant to the powers conferred upon me by deed of The Nashville Housing Authority, of record in Book 3994, page 928, Register's Office for DavidsonCounty, Tennessee,
have bargained and sold, and by these presents do transfer and convey unto the said Howard Shivers and wife,Annie H. Shivers, 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. 7 on the Plan of the Nashville Housing Authority, Subdivision No. 1, as of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Joseph Avenue, the common front corners of Lots Nos. 6 and 7, and running thence 145.0 feet back in a westerly direction along the common line between said lots to a point; thence 43.1 feet in a northerly direction to a point, the beginning of a curve; thence 31.67 feet in a northeasterly direction around said curve to a point in the southerly margin of Hancock Street; thence 100.0 feet in an easterly direction along said margin of said street to a point, the beginning of a curve; thence 38.69 feet in a southeasterly direction around said curve to a point in the westerly margin of Joseph Avenue; thence 36.9 feet in a southerly direction along said margin of said Avenue to the point of beginning.

Being part of the same property conveyed to Andrew Ewing, Trustee for Mayfair Homes, Inc. and Evans & Crockett, Inc., d/b/a Evans-Crockett-Mayfair, under deed from The Nashville Housing Authority, recorded in Book 3994, page 928, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 3368, page 23, and Book 3994, page 928, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 3700, page 42, said Register's Office, shows a 25-foot minimum building setback line from Joseph Avenue, and a 15-foot minimum building setback line from Hancock Street.

3. Taxes for the year 1966, which are to be prorated and payment therefor assumed by grantees.

This is unimproved ( ) / improved (X) property, known as 724 Joseph Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my **hand** **this** 9th **day of** September, **19** 66

Andrew Ewing
Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of September 1966

Commission expires 10-25-67

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Andrew Ewing, Trustee

TO
Howard Shivers and wife,
Annie H. Shivers

43466

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 14 11 36 AM '66

NOTED BOOK 114 PAGE 833
RECORDING FEE $ 2.00
DEP. REG. M

EDWARD SEDDON
ATTORNEY AT LAW
P. O. BOX 1026
480 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

STATE TAX $ 17.60
PROBATE 50
TOTAL $ 18.10

SEP 14 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 14 1966