BOOK 4133 PAGE 511

WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Marvin P. Friedman, et al 1808 West End Avenue Nashville, Tennessee	Marvin P. Friedman, et al 1808 West End Avenue Nashville, Tennessee	Map. 71-6 Par. 30 pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

CRAIG PAYNE and COMMERCE UNION BANK and JAMES E. RICHMOND, Executors of the Estate of J. W. Richmond, deceased, and COMMERCE UNION BANK, TRUSTEE, under the Will of J. W. Richmond, deceased, of record in Will Book 84, Page 477, County Court for Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said MARVIN P. FRIEDMAN, his heirs and assigns, an undivided one-half (1/2) interest, EUGENE PARGH, his heirs and assigns, an undivided one-fourth (1/4) interest, and GERALD AVERBUCH AND WIFE, BLOSSOM AVERBUCH, their heirs and assigns, an undivided one-fourth (1/4) interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being parts of lots Nos. 1 and 2 on the partition of the lands of Robert Mills, deceased, as of record in book 161, page 45, Register's Office for said County, described (partly) according to a survey made by Hickerson & Hickerson, Engineers, November 6, 1963, and by Clyde B. Anderson, Surveyor, September 24, 1964, as follows:

Beginning in the southerly margin of Trinity Lane at the intersection of the same and a point in the eastern boundary line of the property conveyed to Charles A. Davis and wife, by deed from Sperry McKeel Wright, of record in book 2796, page 11, said Register's Office; thence with the southerly margin of Trinity Lane south 85 degrees 41 minutes east 168.9 feet; thence south 55 degrees 56 minutes east 56.5 feet; thence south 4 degrees 22 minutes west 172 feet to an iron pin; thence south 83 degrees 37 minutes east 150 feet to the westerly margin of New Brick Church Pike; thence with the same south 6 degrees 52 minutes west 280.93 feet, and south 33 degrees 13 minutes east 143.65 feet; thence north 81 degrees 12 minutes west 483.65 feet to a point in the eastern boundary line of the Davis property as established by decree of the Chancery Court, Part 2, Davidson County, Tennessee, Rule No. 76360; thence with said Davis' eastern boundary line north 8 degrees 43 minutes east 566 feet to the beginning.

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

Being part of the real property conveyed to Craig Payne and J. W. Richmond, by three deeds, one from Duke Ray et al, dated May 13, 1963, filed May 13, 1963, of record in Book 3537, page 531; one from William Washington Little and wife, dated May 14, 1963, filed May 14, 1963, of record in book 3538, page 3, as corrected by deed dated October 26, 1964, filed October 27, 1964, of record in book 3825, page 927; and the other from R. E. Worrall, County Court Clerk, dated September 20, 1963, filed September 24, 1963, and recorded in book 3619, page 159, as corrected by deed dated October 23, 1964, filed October 26, 1964, of record in book 3825, page 721, all of the Register's Office for said County, the said J. W. Richmond having since died testate devised his interest in said property to Commerce Union Bank in Trust, by will of record in Will Book 84, page 477, County Court for said County.

This is unimproved property, known as _____ Trinity Lane, Nashville, 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 Marvin P. Friedman, his heirs and assigns, an undivided one-half (1/2) interest, Eugene Pargh, his heirs and assigns, an undivided one-fourth (1/4) interest, and Gerald Averbuch and wife, Blossom Averbuch, their heirs and assigns, an undivided one-fourth (1/4) interest, forever.

The said Craig Payne and Commerce Union Bank and James E. Richmond, Executors of the Estate of J. W. Richmond, deceased, and Commerce Union Bank, Trustee, under the Will of J. W. Richmond, deceased, of record in Will Book 84, Page 477, County Court for Davidson County, Tennessee, covenants with the said Marvin P. Friedman, Eugene Pargh and Gerald Averbuch and wife, Blossom Averbuch, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except by taxes for the year 1967, which have been prorated and assumed by the grantees herein.

STATE TAX $ 356.25
PROBATE .50
TOTAL $ 356.75

MAY 19 1967

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

PAID MAY 19 1967

The said Craig Payne and Commerce Union Bank and James E. Richmond, Executors of the Estate of J. W. Richmond, deceased, and Commerce Union Bank, Trustee, under the Will of J. W. Richmond, deceased, of record in Will Book 84, Page 477, County Court for Davidson County, Tennessee, do further covenant and bind themselves, their heirs, successors and representatives (The Executors and Trustee in such capacity only.) to warrant and forever defend the title to the said land to the said Marvin P. Friedman, Eugene Pargh and Gerald Averbuch and wife, Blossom Averbuch, their heirs and assigns, against the lawful claims of all persons whomsoever.

James E. Richmond, the son of J. W. Richmond, deceased, joins in the execution of this instrument for the purpose of approving same under the terms of the Will of said J. W. Richmond, deceased, of record in Will Book 84, Page 477, County Court for Davidson County, Tennessee.

EXECUTED at Nashville, Tennessee, this the 19th day of May, 1967.

Craig Payne

Craig Payne

COMMERCE UNION BANK

BY: _____
VICE PRESIDENT AND TRUST OFFICER

ATTEST:
T. Vance Little
ASST. TRUST OFFICER

James E. Richmond

James E. Richmond

Co-Executors of the Estate of J. W. Richmond, deceased

COMMERCE UNION BANK

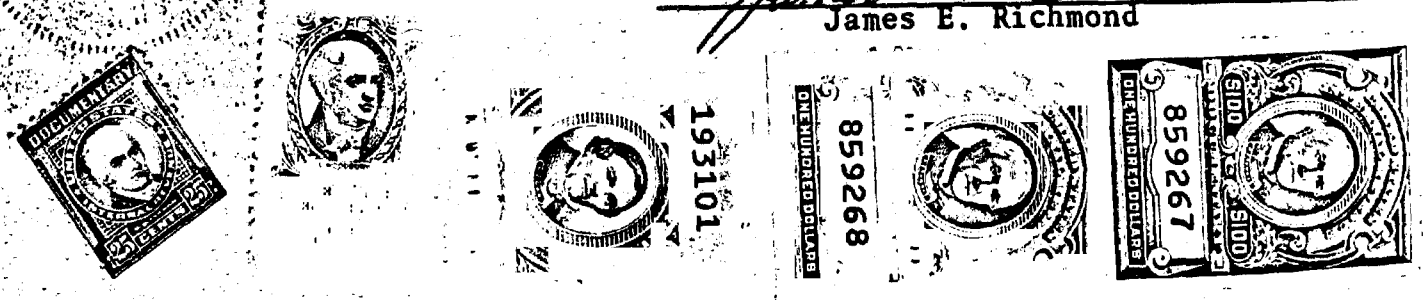
BY: _____
VICE PRESIDENT AND TRUST OFFICER

ATTEST:
T. Vance Little
ASST. TRUST OFFICER

Trustee

James E. Richmond

James E. Richmond



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Myrtle S. Hines, a Notary Public in and for said County and State, the within named Craig Payne, 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 19th day of May, 1967.

Myrtle S. Hines
Notary Public

Commission Expires 5-3-70.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Myrtle S. Hines, a Notary Public within and for the State and County aforesaid, personally appeared W. A. BYRN, JR. and T. Vance Little with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the VICE PRESIDENT AND TRUST OFFICER and ASST. TRUST OFFICER respectively of the Commerce Union Bank, Co-Executor of the Estate of J. W. Richmond, deceased, the within named bargainor, a corporation, and that they as such VICE PRESIDENT AND TRUST OFFICER and ASST. TRUST OFFICER, 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. A. BYRN, JR. as such VICE PRESIDENT AND TRUST OFFICER, and attesting the same by the said T. Vance Little as such ASST. TRUST OFFICER.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 19th day of May, 1967.

Myrtle S. Hines
Notary Public

My Commission Expires 5-3-70.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Myrtle S. Hines, a Notary Public within and for the State and County aforesaid, personally appeared W. A. BYRN, JR. and T. Vance Little with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the VICE PRESIDENT AND TRUST OFFICER and ASST. TRUST OFFICER respectively of the Commerce Union Bank, Trustee, under the Will of J. W. Richmond, deceased, the within named bargainor, a corporation, and that they as such VICE PRESIDENT AND TRUST OFFICER and ASST. TRUST OFFICER, 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. A. BYRN, JR. as such VICE PRESIDENT AND TRUST OFFICER, and attesting the same by the said T. Vance Little as such ASST. TRUST OFFICER.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 19th day of May, 1967.

Myrtle S. Hines
Notary Public

My Commission expires 5-3-70.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Myrtle S. Hines, a Notary Public in and for said County and State, the within named James E. Richmond, Co-Executor of the Estate of J. W. Richmond, deceased and individually, 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 19th day of May, 1967.

Myrtle S. Hines
Notary Public

Commission Expires 5-3-70.

Craig Payne et al

WARRANTY DEED

Marvin P. Friedman et al

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

7 2 5 1 2

MAY 19 4 12 PM '67

NOTED: BOOK 4133 PAGE 516
RECORDING FEE $ 3.00
DEP. REG. _____

BOOK 4133 PAGE 516

I. R. Schulman
1100 American Trust Bldg.
Nashville, Tennessee