WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO BOOK 4173 PAGE 756

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rev. James S. Gadsden, Et ux (NAME:)	Commerce Union Bank (NAME:)	Map 118-5-181
909 E. Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th at Union (STREET ADDRESS)	Parcel 16DA-12685
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of - - - - - - - - - - ($10.00) - - - - - - - - - - - -

TEN AND NO/100 - **DOLLARS**

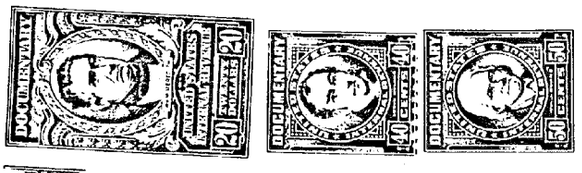
cash in hand paid by James S. Gadsden and wife, Ruth A. Gadsden, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Shirley Guinn Hart, **have bargained and sold, and by these presents do transfer and convey unto the said** James S. Gadsden and wife, Ruth A. Gadsden 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. 54-B on the Plan of Battlefield Estates, Section I, as of record in book 843, pages 96 and 97, Register's Office for said County.

SAID lot No. 54-B fronts 75 feet on the southerly side of East Clayton Avenue and runs back 226.74 feet on the westerly line and 228.18 feet on the easterly line to a deadline in the rear measuring 75 feet thereon.

BEING the same real property conveyed to Shirley Guinn Hart, by deed from Frank T. Harrell and wife, Ocye C. Harrell, dated June 9th., 1967, filed for record June 13th., 1967, and recorded in Book 4140, page 842, Register's Office for Davidson County, Tennessee.



This conveyance is made subject to sewer easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Frank T. Harrell, and wife, as of record in Book 3921, page 634, being a 20 ft. permanent and a 10 ft. temporary construction easement. Said easement of record in the Register's Office of Davidson County, Tennessee.

Subject property is unencumbered except taxes for the year 1967, said taxes being prorated as of date hereof and assumed by the Grantees.

THIS INSTRUMENT PREPARED BY: E. V. Williams, Attorney
1116 Caruthers Avenue
Nashville, Tennessee

This unimproved (x) / is improved ( ) property, known as 909 E. Clayton Ave., (House Number) (Street) Nashville, Tennessee (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. 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.

Witness my **hand** this 19th **day of** September, **19**67

Shirley Guinn Hart

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Shirley Guinn Hart

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 19 67.

Commission expires November 5, 1968

Notary Public at Large.

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
SHIRLEY GUINN HART

TO
JAMES S. GADSDEN, ET UX

89567

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 25 1 25 PM '67
NOTED BOOK 117 PAGE 378
RECORDING FEE $ 3.20
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
EDWARD SEDDON
ATTORNEY AT LAW
SUITE 508 - 315 FOURTH AVE. NO.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219

STATE TAX $ 28.05
PROBATE .50
TOTAL $ 28.55

SEP 25 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 25 1967