Instrument prepared by Goodpasture, Carpenter, Woods and Courtney.
Tax Statements to Craig Payne - P.O. Box 246 - Hendersonville, Tenn.
Map Parcel No. 71-6 44 Unimproved

D E E D

BOOK 4226 PAGE 12

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Commerce Union Bank, as Trustee and Executor under the Will of J.W. Richmond, deceased, of record in Will Book 84, page 477, Probate Court for Nashville, Davidson County, Tennessee, and James E. Richmond, as Executor under said Will and in order to evidence his written approval hereof as by said Will provided, do hereby release, remise and forever Quitclaim unto Craig Payne, his heirs and assigns, all their right, title, claim and interest in and to a tract or parcel of land in the Twelfth Civil District of said county, described as follows, to wit:

Beginning at a concrete monument in the westerly margin of New Brick Church Pike, being a S.E. corner of the land hereby conveyed; thence N. 85 degrees 27' W. 93.6 feet to a concrete monument; thence S. 6 degrees 21' E. 28.2 feet to a concrete monument; thence N. 83 degrees 45 ' W. 281.58 feet to a concrete monument; thence N. 81 degrees 17' W. 335.3 feet to a concrete monument, the S.W. corner of the land hereby conveyed; thence N. 8 degrees 43' E. 336.31 feet to a concrete monument, the N.W. corner of the land hereby conveyed (said N.W. corner being S. 8 degrees 43' W. from the southerly margin of Trinity Lane); thence S. 81 degrees 12' E. 483.65 feet to a concrete monument in the westerly margin of New Brick Church Pike; thence along said margin south 33 degrees 13' east 254.7 feet to a concrete monument; thence with said margin S. 20 degrees 19' E. 113.2 feet to the point of beginning.

The foregoing property contains 4.77 acres, more or less, and is a part of the property conveyed to J.W. Richmond and Craig Payne by Deed of William M. Girton and wife to J.W. Richmond and Craig Payne as of record in Book 3538, P. 527, Register's Office for said county.

It is the intention of this instrument to convey all of the estate which was conveyed to J.W. Richmond by said Deed

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $33,750.00, which amount is equal to or greate than the amount which the property transferred would command at a fair voluntary sale.

Craig Payne
Affiant

Subscribed and sworn to before me this the 9 day of Apr 19 68

Mattie S. Hines
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

and which has not heretofore been conveyed by J.W. Richmond or his successors in title, whether included within the above description or not.

To have and to hold the said land, with the appurtenances, estate, title and interest thereto belonging, to the said Craig Payne, his heirs and assigns forever.

IN WITNESS WHEREOF the grantors have executed this instrument this 9 day of April, 1968.

COMMERCE UNION BANK
Trustee and Executor under the Will of J.W. Richmond, deceased.

BY: _____
VICE PRESIDENT AND TRUST OFFICER

ATTEST:
_____
Asst. Trust Officer

_____
JAMES E. RICHMOND
Executor under said Will

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Myrtle S. Hines a Notary Public of the State and County aforesaid, personally appeared W. A. BYRN, JR. and J. Vance Gittle, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be VICE PRESIDENT AND TRUST OFFICER and Asst. Trust Officer of Commerce Union Bank, 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 purpose therein contained, by signing the name of the corporation by themselves as VICE PRESIDENT AND TRUST OFFICER and Asst. Trust Officer.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 9th day of April, 1968.

_____
Notary Public

MY COMMISSION EXPIRES: 5-30-70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Myrtle S. Hewes a Notary Public in and for said County and State, the within named James E. Richmond, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of April, 1968.

Myrtle S. Hewes
Notary Public

MY COMMISSION EXPIRES: 5-3-70.

12112

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 9 1 59 PM '68
NOTE BOOK 118 PAGE 553
RECORDING FEE $ 4.50
DEP. REG. B

STATE TAX $ 82.62
PROBATE .50
TOTAL $ 88.12

APR 9 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.