This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 203074

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
118-1, Parcel 55	Mr/Mrs Allen H. L. Randolph, Jr. 1500 Dallas Avenue Nashville, Tennessee 37212	Commerce Union Bank 400 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 24W-12750	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1500 Dallas Avenue	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of ELEVEN THOUSAND EIGHT HUNDRED DOLLARS, cash in hand paid by Allen H. L. Randolph, Jr. and wife, Peggy J. Randolph, the Grantees herein, the receipt of all of which is hereby acknowledged,

ANTHONY F. KOTAR and wife, GLADYS T. KOTAR,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLEN H. L. RANDOLPH, Jr. and wife, PEGGY J. RANDOLPH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Map of Victoria Place, as of record in Book 332, page 10.

Said Lot No. 14 fronts 62.5 feet on the northerly side of Dallas Avenue and runs back 127 feet on the easterly line and 123.1 feet on the westerly line to a dead line, measuring 62.9 feet thereon.

Being the same property conveyed to Anthony F. Kotar and wife, Gladys T. Kotar, by deed from Michael F. Sullivan and wife, as of record in Book 3802, page 418.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of April, 1968.

Gladys T. Kotar
Gladys T. Kotar

Anthony F. Kotar
Anthony F. Kotar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4236 PAGE 436

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Anthony F. Kotar and wife, Gladys T. Kotar,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of April, 1968.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF: hs

FROM
ANTHONY F. KOTAR and wife

TO
ALLEN H. L. RANDOLPH, Jr. and wife

16766

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 20 2 58 PM '68

NOTED BOOK 118 PAGE 764
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 30.68
PROBATE .50
TOTAL $ 31.18

MAY 20 1968

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

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee
EDWARD SEDDON
S TF 502-315 FOURTH AVE. NO.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 11,800.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Iola C. Watkins
Affiant
Iola C. Watkins, Sales Mgr. Medlin Realty

Sworn to and subscribed before me this 26th day of April, 1968.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969