803-805 Russell St

WARRANTY DEED

BOOK 4304 PAGE 813

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Commerce Union Bank (NAME)	Commerce Union Bank (NAME)	18W-02630
400 Union Street (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	18W-02620 18W-03365 18W-03379
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Map. 82-16 Par. 84-91-97-98 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,

We, ERNEST AGEE and wife, CORA AGEE,

have bargained and sold, and by these presents do transfer and convey unto the said COMMERCE UNION BANK, a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract 1:
Being lots Nos. 3, 5 and 7 on the Plan of Subdivision of the Bransford and Kinnaird Property in East Nashville, as of record in book 57, page 156, Register's Office for said County, more fully described as follows:

Said lots adjoin each other and together front 150 feet on the northerly side of Russell Street and run back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Ernest Agee and wife, Cora Agee, by deed from Mrs. Beulah W. Greer, (now Evans), of record in book 3829, page 395, Register's Office for Davidson County, Tennessee.

Tract 2:
Being lot No. 6 on the Plan of the Subdivision of the Bransford and Kinnaird Property in East Nashville, as of record in book 57, page 156, Register's Office for said County, more fully described as follows:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of January 19 69

My commission expires: February 16, 1969
(Affix Seal)

A.M. Tenison, Notary Public

Said lot fronts 50 feet on the south side of Woodland Street and runs back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Ernest Agee and wife, Cora Agee, by deed from Nancy B. Willis and husband, David E. Willis, of record in book 3677, page 637, Register's Office for Davidson County, Tennessee.

Tract 3:
Being lot No. 10 on the Plan of the Subdivision of the Bransford and Kinnaird Property in East Nashville, as of record in book 57, page 156, Register's Office for said County, more fully described as follows:

Said lot fronts 50 feet on the southerly side of Woodland Street and runs back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Ernest Agee and wife, Cora Agee, by deed from William Edwin Grayson and wife, Alma Jean Grayson, of record in book 3507, page 471, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said COMMERCE UNION BANK, a Tennessee corporation, its successors *heirs and assigns, forever.*

And we *do covenant with the said* Commerce Union Bank, a Tennessee Corporation *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,* except by taxes for the year 1969, subject to which this conveyance is executed.

And we, Ernest Agee and wife, Cora Agee, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Commerce Union Bank, a Tennessee corporation, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 13th *day of* January, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ERNEST, AGEE
Ernest Agee

Cora Agee
Cora Agee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. M. Tenison, *a Notary Public in and for said County and State, the within named* Ernest Agee and wife, Cora Agee,

*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* 13th *day of* January, *19* 69.

A. M. Tenison, *Notary Public.*

Commission Expires February 16, 1969.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *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* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

JAN24 CONV 75,000.00
JAN24 STAX B* 195.00
JAN24 PRTFEE B* .50
JAN24 W'DEED B* 6.00 * 201.50

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WARRANTY DEED

FROM

Ernest Agee et ux

TO

Commerce Union Bank

A 28134

IDENTIF. REFERENCE

JAN 24 2 PM '69

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE