BOOK 4313 PAGE 736 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 69

Notary Public

MY COMMISSION EXPIRES: Jan 27, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Russell H. Hippe, Jr. 26th Floor, L & C Tower, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Sneed et ux (NAME)	Commerce Union Bank (NAME)	Map 75-8
641 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 26
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, the undersigned, Malvin Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Sneed and wife, Nancy C. Sneed

HEREINAFTER CALLED THE GRANTEES, 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. 228 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.
Said lot fronts 86.65 feet on the northerly side of Topeka Drive and extends back between lines 147.34 feet on the easterly side and 160.95 feet on the westerly side, to the rear line of said lot on which it measures 87.80 feet.
Being part of the same property conveyed to Malvin Homes, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 4263, page 713, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 641 Topeka Drive Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 24th day of February, 1969

Attest: _____ MALVIN HOMES, INC.

Secretary-Treasurer By _____ President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Malvin Homes, Inc.

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 Nashville, Tennessee, this 24th day of February 19 69

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Charles C. Trabue, Jr., a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson and Malvin Johnson with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (themselves) to be the President and Secretary-Treasurer respectively of the Malvin Homes, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A.H.Johnson as such President, and attesting the same by the said Malvin Johnson as such Secretary-Treasurer

Witness my hand and official seal at office at Nashville, Tenn. on this the 24th day of Feb. 19 69

My commission expires Jan 27, 1973

Charles C. Trabue, Jr.
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Malvin Homes, Inc.

TO
Jerry D. Sneed and wife,
Nancy C. Sneed

A 32042

IDENTIF. REFERENCE

FEB 28 9 15 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB28	CONV	19,450.00			
FEB28 S'TAX			A*	50.44	
FEB28 PR'FEE			A*	.50	
FEB28	W'DEED		A*	3.00	* 53.94