TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. D. W. Johnston (NAME)	Mr. & Mrs. D. W. Johnston (NAME)	116-10 - 126
400 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	400 Jackson Boulevard (STREET ADDRESS)	pw
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	

WARRANTY DEED

BOOK 1325 PAGE 681

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED TEN THOUSAND DOLLARS ($110,000.00), cash in hand paid by D. W. Johnston and wife, Elizabeth S. Johnston, hereinafter referred to as the Grantees, receipt of which is hereby acknowledged, the undersigned, Commerce Union Bank, a banking and trust corporation organized and existing under the laws of the State of Tennessee, acting as and in the capacity of Executor of, and Trustee under, the Will of Sadie B. Werthan, deceased, which Will is probated in Will Book 83, page 207, Probate Court for Davidson County, Tennessee, said Executor and Trustee being hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the east part of Lot No. 4 on the Map of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for said County, described as follows: BEGINNING at the northeast corner of Belle Meade Boulevard and Jackson Boulevard; thence with the margin of Jackson Boulevard, south 58° east 235 feet to a point and continuing with the margin of the same, south 55° east 301 feet to the corner of Lots Nos. 4 and 5; thence with the line between Lots Nos. 4 and 5, north 35-1/2° east 347-1/2 feet to a stone; thence north 86° west, parallel to the north margin of Belle Meade Park, 625 feet more or less to the easterly margin of Belle Meade Boulevard; thence with the easterly margin of said Belle Meade Boulevard, southerly 365 feet to the point of beginning, and being the same property conveyed to Sadie B. Werthan by deed from Mecklenburg Real Estate Company, dated September 11, 1945, recorded in Book 1217, page 310, R. O. D. C., Tenn., and title to which vested in Grantor, as Executor and Trustee, as aforesaid, under the above referred to Will of Sadie B. Werthan, deceased, her husband, Joe Werthan, having heretofore died.

This is improved property known as 400 Jackson Boulevard, Nashville, Tennessee 37205.

There is also sold and transferred by Grantor to Grantees all presently installed light fixtures in the residence on the above property, all curtain rods and drapery rods and any wall-to-wall carpeting located in said residence.

This instrument prepared by
Norman R. Minick
Nashville, Tennessee

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.

Grantor, solely in its capacity as Executor and Trustee, as aforesaid, does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as follows: By lien of taxes for 1969 assessed by Metropolitan Government of Nashville and Davidson County, Tennessee, which taxes have been prorated to the date of this deed, and the payment of which is assumed by the Grantees; by restrictive covenants and conditions contained and shown on the Plan of record in Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee; and by any applicable zoning regulations; subject to which lien for taxes, restrictive covenants and conditions, and zoning regulations this conveyance is made.

Grantor, solely in its capacity as Executor and Trustee, as aforesaid, does further covenant and bind itself, and its successors 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer, at Nashville, Tennessee, on this 14 day of April, 1969.

COMMERCE UNION BANK, As Executor of, and Trustee under, the Will of Sadie B. Werthan, Deceased.

By _____
Vice President and Trust Officer

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., with whom I am personally acquainted, and who, upon oath, acknowledged

himself to be Vice President and Trust Officer of Commerce Union Bank, Executor of and Trustee under the Will of Sadie B. Werthan, deceased, the within named bargainor, a corporation, and that he as such Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President and Trust Officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of April, 1969.

Myrtle S. Hines
Notary Public

My Commission expires: 5-3-70

A37269

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IDENTIF. REFERENCE

APR 15 11 20 AM '69
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 14th day of April, 1969

Affiant

19

My commission expires: Nov 3, 1971
(Affix Seal)

Notary Public

APR15'69	CONV	90,000.00			
APR15'69	CONV	20,000.00			
APR15'69	S'TAX		B*	286.00	
APR15'69	PR'FEE		B*	.50	
APR15'69	W'DEED		B*	4.50	* 291.00