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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 69

Notary Public

MY COMMISSION EXPIRES: 11-12-72

(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
Robert Anthony Rego et ux (NAME)	Commerce Union Bank (NAME)	MAP 75-8
629 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	PAR 7 TO
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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, Malvin Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Anthony Rego and wife, Barbara J. Rego

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. 207 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Topeka Drive at a point common to Lots 207 and 208, said lot extends northerly 105.10 feet to a point common to lots 206, 207 and 208; thence northeasterly 124.01 feet to a point on the southwesterly margin of Denver Drive, common to lots 206 and 207; thence 131.00 feet with the southwesterly margin of Denver Drive to the beginning of a curve to the right having a radius of 25.00 feet, a distance of 39.27 feet to a concrete monument on the northerly margin of Topeka Drive; thence with the northerly margin of Topeka Drive 115.00 feet to the beginning.

Being the same property conveyed to Malvin Homes, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 4291, page 233, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictive covenants of record in Book 4228, page 457, said Register's Office and an owner's certificate of record in Book 4175, page 12, said Register's Office and to a 40 foot minimum building setback line from Topeka Drive and a 20 foot minimum building setback line from Denver Drive.

This is unimproved ( ) improved ( ) property, known as 629 (House Number) Topeka Drive (Street) Hermitage (P. O. Address) Tennessee (City or Town) 37076 (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 15th day of April, 19 69

A. H. Johnson

Malvin Johnson

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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 _____

_____

_____

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mary E. Jackson, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson and ~~(his oath)~~ Malvin Johnson ~~(himself)~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Malvin Homes, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President and Secretary, 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

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of April, 19 69

My commission expires 11-12-72 Mary E. Jackson
Notary Public

WARRANTY DEED

FROM

Malvin Homes, Inc.

TO

Robert Anthony Rego et ux

A 37470

IDENTIF. REFERENCE

APR 16 3 37 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Returned to Attorneys Title Co. 26th Floor 404 James Robertson Pkwy. Nashville, Tenn.

APR 16 69	CONV	22,500.00				
APR 16 69	S'TAX		B*	58.50		
APR 16 69	PR'FEE		B*	.50		
APR 16 69	W'DEED		B*	3.00	*	62.00