FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
from information furnished by the parties
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Grandstaff (NAME)	Commerce Union Bank (NAME)	5D 4143
221 Willow Lane (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Map 148-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 67

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Jan. 19 65

Notary Public

MY COMMISSION EXPIRES: 2 April 1968

(AFFIX SEAL)

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, GEORGE M. ARMSTRONG, III AND WIFE, GLORIA J. ARMSTRONG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES . GRANDSTAFF AND WIFE, SONYA J. GRANDSTAFF

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. 38 on the Plan of Hillbrook, Section II, of record in Book 3300, page 12, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Willow Lane, at the corner of Lots Nos. 38 and 39; thence with the line between said lots southerly 167.6 feet to a point; thence easterly 38 feet to a corner of Lot No. 37; thence with the line between Lots 37 and 38 northeasterly 132.1 feet to a point in the westerly margin of Briarcliff Court; thence with the margin of the same northerly 97.5 feet to a point at the beginning of a curve; thence around said curve northwesterly 37.7 feet to a point in the southerly margin of Willow Lane; thence with the margin of the same westerly 85.8 feet to the point of beginning.

BEING the same property conveyed to George M. Armstrong, III and wife, Gloria J. Armstrong by deed from Dorris C. Parker and wife, Doris B. Parker of record in Book 4043, page 733, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage of record in the Register's office for Davidson County, Tennessee, and also that the escrow account i connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is ~~unimproved~~ / ~~improved~~ property, known as 221 Willow Lane, Nashville, Tennessee
(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 hands this 11 day of Jan., 1965

George M. Armstrong, III

Gloria J. Armstrong

STATE OF TENNESSEE
Davidson County

BOOK 4354 PAGE 194

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE M. ARMSTRONG, III AND WIFE, GLORIA J. ARMSTRONG

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 11 day of Jan, 1969

Commission expires 25 Jan 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

GEORGE M. ARMSTRONG, III ET UX

TO

JAMES L. GRANDSTAFF ET UX

A 49266

IDENTIF. REFERENCE

JUL 31 1 06 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[redacted] CASH 6,750.00

[redacted] A* 40.82

[redacted] A* .50

[redacted] A* 3.00 * 40.32