THIS DEED WAS PREPARED BY DON L. SMITH, ATTORNEY, FOURTH FLOOR, AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE

BOOK 4384 PAGE 93

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Commerce Union Bank, Trustee (NAME)	Same (NAME)	Map 93-15
Trust Department		Par. 121
400 Union Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 104-7
Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	Par. 475

M-0

For and in Consideration of the sum of Ten and NO/100 ($10.00) *DOLLARS*

Cash and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Nettie Brandt Fisher,

have bargained and sold, and by these presents do transfer and convey unto the said Commerce Union Bank, Trustee, under agreement with Nettie B. Fisher dated December 1, 1969, its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot 73 on the Plan of the Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for said County, described as follows: Beginning on the northerly margin of Blakemore Avenue 474 1/2 feet east of the easterly margin of 24th Avenue South, formerly Farrell Street, being the southeast corner of the property conveyed to Mrs. Ella Lawrence by deed from J. Pink Lawrence, Trustee, of record in Book 846, page 675, said Register's Office; thence with the northerly margin of Blakemore Avenue, eastwardly 50 feet to the southwest corner of the property conveyed to S. H. Eason and wife, by deed from Alonzo Cornell and wife, of record in Book 790, page 190, said Register's Office; thence with said Eason's westerly line, northwardly 179.78 feet, more or less, to the southerly margin of an alley; thence with same, westwardly 50 feet to the northeast corner of said Lawrence Lot; thence with the easterly line of said Lawrence lot, southwardly 180.3 feet, more or less, to the beginning.
Being the property conveyed to Nettie B. Fisher by deed from Margaret Cornell, a widow, of record in Book 1290, Page 29, Register's Office, Davidson County, Tennessee

Being a part of Lots Nos. 14, 15, 16, 17 and 18 on the plan of Miller's Suvdivision of record in Book 21, page 6, Register's Office of Davidson County, Tennessee, and also a part of Lot No. 6 on the map of University Plan of Lots of record in Book "U", page 212, Register's Office of Davidson County, Tennessee, and described according to a survey by Barge, Waggoner and Sumner, Inc., Engineers, dated July 10, 1956, as follows:

BEGINNING at a point in the south margin of a proposed 20 foot alley, which point is North 67 deg. 24 1/2 min. West, 550.30 feet from the centerline of of Old University Street (now closed), and North 22 deg. 35 1/2 min. East, 130.00 feet from the North right of way of Lafayette Street, Thence, South 22 deg. 35 1/2 min. West, 130.00 feet to the southeast property corner of Nettie Fisher property, said corner being in the north right of way of Lafayette Street, Thence, North 27 deg. 58 1/2 min. West, 171.39 feet to a point, Thence, South 61 deg. 58 1/2 min West, 118.24 feet to a point, Thence, North 22 deg. 35 1/2 min. East, 112.53 feet to a point in the south margin of a proposed 20 foot alley, Thence, South 67 deg. 24 1/2 min. East, 207.39 feet with said margin of proposed 20 foot alley to the point of beginning.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 19____

My commission expires: _____ (Affix Seal)

Notary Public

Being the property conveyed to Nettie E. Fisher, wo is the same person as Nettit B. Fisher, by the Nashville Housing Authority of record in Book 2603, page 614, of the Register's Office, Davidson County, Tennessee. BOOK 4384 PAGE 94

Included but excluded from the description above, described as follows to wit:

Beginning at a point at the intersection of the center line of First Avenue South, (now vacated), and the north right of way line of Lafayette Street, thence north 22 degrees 53 minutes east, 24 feet to a point; thence north 27 degrees 19 minutes west, 166 feet to the west margin of an alley; thence north 66 degrees 56 minutes west, 81 feet along said west margin of said alley, to a point; thence south 22 degrees 53 minutes west, 14.5 feet to a point; thence south 46 degrees 11 minutes east, 84.3 feet to a point; thence south 27 degrees 19 minutes east, 109.2 feet to a point; thence south 43 degrees 01 minutes west, 16.9 feet to a point on the north right of way line of Lafayette Street; thence south 66 degrees 58 minutes east, 52.4 feet along said north right of way line to point of beginning containing 8,447 square feet and being part of the same property vested in Nettie E. Fisher by deed from Joe Eskind and wife as of record in Book 579, Page 189 and by Nashville Housing Authority as of record in Book 2603, Page 614 and by Quit Claim Deed from Nashville Housing Authority as of record in Book 3931 Page 915, all in the Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2132 Blakemore Avenue, Nashville, Tennessee
2830 & 32 Lafayette Street, 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, Trustee *its heirs and assigns, forever.*

And I *do covenant with the said* Commerce Union Bank, Trustee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Nettie Brandt Fisher, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Commerce Union Bank, Trustee *its heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* December, *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.*

Nettie Brandt Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth P. Smith, *a Notary Public in and for said County and State, the within named* Nettie Brandt Fisher

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* December, *19* 69.

Ruth P. Smith, *Notary Public.*

Commission Expires November 13, 1973.

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 .....

WARRANTY DEED

FROM

Nettie Brandt Fisher

TO

Commerce Union Bank, Trustee

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

IDENTIF. REFERENCE

DEC 3 3 52 PM 1968

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 6 2 4 2 3

DEC-3-68 MISC

8* 6.00 * 6.00

BOOK 4384 PAGE 96