FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,250.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 70

[signature]
Notary Public

MY COMMISSION EXPIRES: April 22, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ~~This instrument was prepared by~~ Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn

NAME | ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalcomb Fred Poag, et ux (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	Map 84-8
2904 Knobdale Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Par. 60
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M.O.

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, Commerce Union Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dalcomb Fred Poag and wife, Dorothy Poag

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:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Lincoya Hills, Section 7, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 204 fronts 100 feet on the northerly side of Knobdale Road and runs back 229.7 feet on the easterly side and 145.0 feet on the westerly side to a broken line in the rear on which it measures 144.3 feet.

BEING the same property conveyed to Commerce Union Bank by deed from C. D. Rippy, Trustee, of record in Book 4423, page 416, and by deed of correction of record in Book 4425, page 233, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by James E. Patterson and wife, Juanita A. Patterson, to Miller Kimbrough, Trustee, of record in Book 2985, page 183, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 2904 (House Number) Knobdale Road (Street) Nashville, Tennessee 37214 (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.

In witness whereof, COMMERCE UNION BANK, has caused this instrument to be executed XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX by its duly authorized officer this 26th dayof June, 1970.

COMMERCE UNION BANK
BY: [signature]
[signature] Officer

STATE OF TENNESSEE
Davidson County

BOOK 4428 PAGE 640

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold J. Herman

and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Loan Review Officer

and _____ respectively of the Commerce Union Bank

the within named bargainor, a corporation, and that (he) (they) as such Loan Review Officer

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 Harold J. Herman as such Loan Review Officer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of June, 1970.

My commission expires 5-1-74

Notary Public

WARRANTY DEED

FROM
COMMERCE UNION BANK

TO
DALCOMB FRED POAG, ET UX

A 82450

IDENTIF. REFERENCE

JUL 1 2 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-1 70	CONV	20,250.00		
JUL-1 70	S'TAX		A* 52.52	
JUL-1 70	PR'FEE		A* .50	
JUL-1 70	W'DEED		A* 3.00	* 56.02