BOOK 4447 PAGE 973

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

HENRY SHUTE and wife,

LOUISE SHUTE

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Atty.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Shute, et ux (NAME)	Commerce Union Bank (NAME)	22W 22035
2034 Tenth Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Map 105-13
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 22

(FOR REGISTER'S USE)

A9116

IDENTIFICATION REFERENCE

SEP 25 2 16 PM '70

FELIX Z. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 14,800.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 70

Mary E. Parker
Notary Public

MY COMMISSION EXPIRES: 11-1-72

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

For and in Consideration of the sum of Ten and 00/100 ($10.00) ----------

---------- DOLLARS

and other good and valuable considerations, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Henry Shute and wife, Louise Shute, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 1 as shown on the Plan of resubdivision of a part of Lot No. 83 on the Map of Waverly Place, as of record in Book 4350, page 66, Register's Office for said County.

Said Lot No. 1 fronts 64.13 feet on the easterly side of 10th Avenue, South, and runs back between parallel lines, 148.0 feet to a line in the rear.

Being part of the property conveyed to Andrew Ewing, Trustee, by deed of The Nashville Housing Authority, of record in Book 4391, page 608, Register's Office for said County.

Said property is conveyed expressly subject to the following:

1. Taxes for the year 1970, which are to be prorated, and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 2694, page 627, and Book 4391, page 608, which latter incorporates, by reference, Restrictive Covenants of record in Book 4220, page 723, said Register's Office.
3. Said Plan of record in Book 4350, page 66, shows: (a) an Owner's Certificate; (b) a 10-foot easement for public utilities along the rear line of said lot; (c) a 20-foot easement for a sewer.

WD-2

This is {unimproved / improved} property, known as 2034-10th Avenue, South, Nashville, Tenn. 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Shute and wife, Louise Shute, their heirs and assigns, forever.

And I do covenant with the said Henry Shute and wife, Louise Shute, 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., except as hereinbefore set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/~~or~~ assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Henry Shute and wife, Louise Shute, their heirs and assigns against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 22nd day of September, 1970

Andrew Ewing
Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee,

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

Witness my hand and official seal at Nashville Tennessee, this 22nd day of September 1970

Betty Poage, Notary Public.

Commission expires 10-20-71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared

SEP25 CONV 14,800.00
SEP25 DEED A* .50
SEP25 DEED A* 3.00 * 41.98

with whom I am personally acquainted, and who, upon oath, acknowledged 38.48 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