BOOK 4452 PAGE 920

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Oct. 1970

Notary Public

MY COMMISSION EXPIRES: June 9-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hiram W. Tate, Jr. etux (NAME)	COMMERCE UNION BANK (NAME)	4D 24382
4565 Andrew Jackson Pkway (STREET ADDRESS OR ROUTE NUMBER)	800 MAIN STREET (STREET ADDRESS)	Map 75-4
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37206 (CITY) (STATE) (ZIP)	Par. 34

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, Ardis Leo Decker, Sr., and wife, Pattie H. Decker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hiram W. Tate, Jr., and wife, Treva Tate

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. 120 on the map of Tulip Grove Subdivision, Section III, as of record in Book 3700, Page 146, Register's Office, Davidson County, Tennessee.

Said Lot No. 120 fronts 100 feet on the easterly margin of Andrew Jackson Parkway and extends back between two lines, 150.92 feet on the northerly line and 154.15 feet on the southerly line, to a line in the rear, measuring 108.18 feet thereon.

Being the same property conveyed to Ardis Leo Decker, Sr., and wife, Pattie H. Decker by deed of record in Book 4338, Page 413, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4565 Andrew Jackson Parkway, Hermitage, Tennessee 37076
(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 hand s this 2nd day of October, 1970

Ardis Leo Decker, Sr.

Pattie H. Decker

Ardis Leo Decker, Sr.

Pattie H. Decker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Milford C. Smith, a Notary Public in and for said County and State, the within named Ardis Leo Decker, Sr., & wife, Pattie H.

the bargainors, 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 2nd day of October, 1970

Commission expires June 9-1974

Milford C. Smith
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Ardis Leo Decker, Sr. et ux

TO
Pattie H. Decker

Hiram W. Tate, Jr. et ux

Treva Tate

A 93401

IDENTIF. REFERENCE

OCT 16 2 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

OCT 16 70	CONV	28,500.00			
OCT 16 70	S'TAX		A*	74.10	
OCT 16 70	PR'FEE		A*	.50	
OCT 16 70	W'DEED		A*	3.00	* 77.60