BOOK 4464 PAGE 33

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANDREW EWING, TRUSTEE

TO

ROY WATERS, JR. and wife,

BARBARA ANN WATERS

For draftsman's use

This Instrument Prepared by:
BAILEY, [illegible], Attys
706-18 Nashville [illegible] Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Waters, Jr., et ux (NAME)	Commerce Union Bank (NAME)	15DA 30973
1724 Straightway Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 72-14
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 371

(FOR REGISTER'S USE)

A98072

IDENTIF. REFERENCE

DEC 2 4 02 PM '70

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$15,200.00 Roy Waters Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF November 19 70

Mary E. Jordan
Notary Public

MY COMMISSION EXPIRES: 11-12-72

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- ---------- DOLLARS and other good and valuable considerations, paid by Roy Waters, Jr. and wife, Barbara Ann Waters, to Andrew Ewing, Trustee, 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 Roy Waters, Jr. and wife, Barbara Ann Waters, 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. 1 on the Plan of the Re-subdivision of Lot Nos. 38,39 and 40 of Dr. E. T. Brown's Subdivision as of record in Book 4350, page 65, Register's Office for said County.

Said Lot No. 1 fronts 70 feet on the southeasterly margin of Straightway Avenue and extends back between parallel lines 100 feet to a line in the rear.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from Riverwood Homes, Inc. of record in Book 4380, page 851, Register's Office for Davidson County, Tennessee.

Said property is conveyed expressly subject to the following:

1. Taxes for the year 1970, which have been prorated and payment thereof expressly assumed by Grantees.
2. The Plan of record in Book 4350, page 65, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Straightway Avenue, and a 10-foot easement for public utility purposes along the rear line of said lot.

BOOK 4464 PAGE 34

WD-2

unimproved ( )
This is improved (X) property, known as ..... (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 Roy Waters, Jr. and wife, Barbara Ann Waters, their heirs and assigns, forever.

And I do covenant with the said Roy Waters, Jr. and wife, Barbara Ann Waters 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 hereinabove set forth.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/assigns, heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Waters, Jr. and wife, Barbara Ann Waters, 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 20th day of November, 19 70

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, Tennessee, this 20th day of November, 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 ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the .....,

DEC-2? CONV 15,200.00
DEC-2?-S TAX A* 39.52
DEC-2?-INTER 50
DEC-2? W DEED A* 3.00 * 43.02

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 singing the name of the corporation by self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....