BOOK 1468 PAGE 202

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Protestant Orphanage Foundation	Dobson & Johnson, Inc.	16DA-18880
c/o Donald Phillips (NAME) Third National Bank	(NAME) J. C. Bradford Bldg.	Map. 131-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 9
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Thirteen Thousand Six Hundred Eighty and 25/100 ($13,680.25) *Dollars,*

cash in hand paid by Protestant Orphanage Foundation, and the assumption by said Protestant Orphanage Foundation of the loan of record in Book 4336, page 50, and as assigned in Book 4343, page 23, R.O.D.C., Tennessee, now in the principal amount of $26,319.75, the receipt and sufficiency of all of which are hereby acknowledged by Commerce Union Bank, Nashville, Tennessee, the said Commerce Union Bank has

.....

~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said .....

Protestant Orphanage Foundation, its successors and assigns,

..... *(successors), ~~heirs and assigns,~~*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Duncanwood Annex, as of record in Book 3842, page 262, Register's Office for said County.

Said Lot No. 3 fronts 112.28 feet on the easterly side of Granny White Pike and extends back 365.39 feet on the southerly line and 362.23 feet on the northerly line which is a broken line, to a dead line, measuring 132.37 feet thereon.

Being the same property conveyed to Commerce Union Bank, by deed from Wilson West, Substitute Trustee, of record in Book 4444, page 425, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 18th day of Dec

December 1970

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 4414 (House Number) Granny White Pike (Street) Nashville (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Protestant Orphanage Foundation, its successors and assigns,

..... *(successors),*

heirs and assigns forever. Grantor *covenant* that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1970 taxes, utility easement of record in Book 3842, page 262, R.O.D.C., Tennessee and instrument of record in Book 4371, page 557, R.O.D.C., Tennessee

Grantor *further covenants and binds* itself, its successors and assigns *and representatives, to warrant and forever defend the title to said real estate to said* Protestant Orphanage Foundation,

its successors and assigns,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* ..... *this* 18th *day of* December, *19* 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COMMERCE UNION BANK

By

Asst. V.P.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Ensey *, a Notary Public of the State and County aforesaid, personally appeared* Robert E. Garrett *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Vice President *of the* Commerce Union Bank *, the within named bargainor, a corporation, and that* he *as such* Assistant Vice President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Assistant Vice President .

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee *this* 18th *day of* December, 19 70.

Mary Ensey *Notary Public*

Commission expires June 6, 1972

This instrument was prepared by Joseph G. Cummings, Attorney,
700 American Trust Building, Nashville, Tennessee 37201

Quaranty Title 209538

WARRANTY DEED

FROM

COMMERCE UNION BANK

TO

PROTESTANT ORPHANAGE FOUNDATION

DEC22'70	CONV	40,000.00			
DEC22'70	S'TAX		A*	104.00	
DEC22'70	PR'FEE		A*	.50	
DEC22'70	W'DEED		A*	3.00	* 107.50

A 99941

IDENTIF. REFERENCE

DEC 22 11 08 AM '70

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE