BOOK 4472 PAGE 184 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 71.

Notary Public

MY COMMISSION EXPIRES: Dep. Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldred G. Haver (NAME)	Commerce Union Bank (NAME)	6D67381
484 Ellenwood Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union (STREET ADDRESS)	Map 161-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 35 PW

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, JAMES PAUL FORD AND WIFE, SARA BROOKS FORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELDRED G. HAVER AND WIFE, MARIE E. HAVER

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. 73 on the Plan of McMurray Hills Subdivision, as of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73 fronts 73.4 feet on the northeasterly margin of Ellenwood Drive and runs back between lines measuring 141.5 feet on the northwesterly line and 142.5 feet on the southeasterly line to a dead line in the rear measuring 73.4 feet thereon.

BEING the same property conveyed to James Paul Ford and wife, Sara Brooks Ford, by deed from John H. Mangum and wife, Reba B. Mangum, of record in Book 4396, page 703, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 4174, page 617, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (XX) property, known as 484 Ellenwood Drive, Nashville, Tennessee
(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 5th day of January, 1971

James Paul Ford
JAMES PAUL FORD

Sara Brooks Ford
SARA BROOKS FORD

STATE OF TENNESSEE
Davidson County

BOOK 4472 PAGE 185

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES PAUL FORD AND WIFE, SARA BROOKS FORD

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 5th day of January 1971

Commission expires November 1, 1972 Carolyn Ferguson
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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (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
JAMES PAUL FORD ET UX

TO
ELDRED G. HAVER ET UX

B 0 1 2 2 1.

IDENTIF. REFERENCE

JAN 7 2 27 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-71	CONV	18,400.00				
JAN-71	S TAX		A*	47.84		
JAN-71	PR FEE		A*	.50		
JAN-71	W DEED		A*	3.00	*	51.34