 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,169.00

Affiant Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 1971

Notary Public Affiant

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gaston L. Vandergriff (NAME)	Commerce Union Bank (NAME)	6DA 57065
3609 Sabre Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Map 133 6
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Par 107

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, ALFRED RAY WELCH and wife, HELEN JOYCE WELCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GASTON L. VANDERGRIFF and wife, MYRTLE O. VANDERGRIFF

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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Map of Patterson Gardens, as of record in Book 2083, page 114, Register's Office for said County.

SAID Lot No. 20 fronts 60 feet on the westerly side of Sabre Drive and extends back 168.03 feet on the northerly line and 167.89 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Alford Ray Welch and wife, Helen Joyce Welch by deed from Thomas S. Dillon and wife, Catherine Dillon of record in Book 4265, page 317, 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 4265, page 319, 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.

Alfred Ray Welch and Alford Ray Welch are one and the same person.

This is unimproved ( ) improved (X) property, known as 3609 Sabre DRive, Nashville, Tennessee 37211
(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 hands this 3rd day of October, 1970

Alfred Ray Welch — Helen Joyce Welch

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred Ray Welch and wife, Helen Joyce Welch

the bargainor S, 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 3rd day of October 19 70

My Commission Expires Dec. 31, 1971
Commission expires

Billy J. Tindell
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

ALFRED RAY WELCH ET UX

TO

GASTON L. VANDERHEFF, ET UX

B 02881

IDENTIF. REFERENCE

JAN 25 8 49 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

JAN25	CONV	16,469.00				
JAN25	S TAX		A*	42.90		
JAN25	PR FEE		A*	.50		
JAN25	W DEED		A*	3.00	*	46.40