& Mail to John G. Doak Atty
2525 Lebanon Road Nashville Tenn
37214

BOOK 4476 PAGE 893

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Harry D. Bass and wife

Marie Bass

TO

Walter K. Hayes and wife

Juanda La Frieda Hayes

For draftsman's use

THIS INSTRUMENT PREPARED BY

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tenn. 37214

Escrow #4

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter K. Hayes and wife (NAME)	Commerce Union Bank (NAME)	4D-24396
4537 Andrew Jackson Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	800 Main St (STREET ADDRESS)	Map 75-4
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par. 27

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

FEB 1 7 54 AM '71
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B03450

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$22,732.04 Walter K. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January 1971

Notary Public

MY COMMISSION EXPIRES: 2-8-74

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100 ($10.00) DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, including grantees assumption of and agreement to pay the balance on the 1st mortgage of record in Book 4343 page 930 Register's Office for Davidson County in the original principal amount of Nineteen Thousand Dollars ($19,000.00) and payable to Commerce Union Bank.

We Harry D. Bass and wife Marie Bass hereinafter called Grantors have bargained and sold, and by these presents do transfer and convey unto the said Walter K. Hayes and wife, Juanda La Frieda Hayes hereinafter called Grantees 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. 113 on the Map of Tulip Grove Subdivision, Section 3, of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 113 fronts 100.00 feet on the southeasterly margin of Andrew Jackson Parkway and runs back between lines, 157.94 feet on the Northeasterly side and 155.65 feet on the southwesterly side to a broken line in the rear, measuring 108.68 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Phillip R. Kandel and wife, Judith E. Kandel, of record in Book 4454, Page 851, said Register's Office.

GRANTORS also convey and transfer to Grantees the funds in Escrow with Commerce Union Bank.

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WD-2

This is unimproved { } improved { } property, known as 4537 Andrew Jackson Parkway Nashville, Tenn.
(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 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.

And we, the Grantors herein 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.

Witness our hand this 28 day of January, 19 71

Harry D. Bass
Harry D. Bass

Marie Bass
Marie Bass

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry D. Bass and wife, Marie Bass

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, Davidson County Tennessee, this 28th day of January, 19 71

Jack H Dyer
Notary Public.

Commission expires 28 July 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FEB-1F CONV 22,732.04
FEB-1F S'TAX A* 59.02
FEB-1F P0'FEE A* .50
FEB-1F W'DEED A* 3.00 * 62.52

Before me, ... 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 ....., 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 signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....