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WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tenn. 38

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. O. Bass	J. O. Bass	Map. 93-6-1
(NAME) 1000 Am. Trust Bldg.	(NAME) 1000 Am. Trust Bldg.	Par. 6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37201	(STREET ADDRESS) Nashville, Tenn. 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	All

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other valuable and sufficient considerations paid by J. O. Bass and W. R. Hendrix, ~~xxxx~~ Dollars, receipt of all of which is hereby acknowledged, the undersigned, Commerce Union Bank, Trustee under the Will of Robert M. Crichton, deceased, being authorized so to do and acting through its duly authorized officers has

~~Xxxx~~does *this day bargained and sold, and do hereby transfer and convey unto the said* J. O. Bass and W. R. Hendrix, as equal tenants in common, their

~~xxxxxxx~~ *heirs and assigns,*

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

Being part of lot No. 112 on the Original Plan of the Town of Nashville, not of record, and described according to a copy of a survey thereof made by S. M. McMurray Engineering Company, dated April 13, 1923, as follows: Beginning at a cross mark in concrete at the southeast corner of said property, the same being the northwest corner of the intersection of 6th Avenue North, formerly High Street, and an alley, said point being 245.95 feet southerly from the old south line of Union Street before the same was widened, and being 237.32 feet from the present south line of Union Street; running thence with the westerly margin of 6th Avenue North, northwardly 72 feet to a cross mark in concrete, J. H. Carpenter's southeast corner; thence at right angles, westwardly with his southerly line, 141.6 feet to a cross mark in concrete in the east line of Capitol Boulevard at a point 163.25 feet, southwardly from the present south line of Union Street; thence with the easterly line of Capitol Boulevard, southwardly 72.95 feet to an iron spike at the northeast corner of the intersection of Capitol Boulevard with said alley, above mentioned; thence with the northerly margin of said alley, eastwardly 141.3 feet to the beginning.
Said property was devised to Commerce Union Bank, Trustee, by will of Robert M. Crichton, deceased, of record in Will Book 95, page 62, Probate Court for said County, together with all buildings, improvements, fixtures, machinery, building supplies and other items used in operation of the building.

Grantor's interest in all leases is hereby assigned to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,138,851.92

Subscribed and sworn to before me, this the 29th day of January 19 71

Affiant J. O. Bass

My commission expires: 8/4/73 (Affix Seal)

Notary Public Mary Ann Lloyd

This is improved property, known as 226 Capitol Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. O. Bass and W. R. Hendrix, as equal tenants in common, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except lien of 1971 taxes which have been prorated; deed of trust of record in Book 3875 page 614, RODC, dated March 31, 1965 from R. M. Crichton and wife to Allen M. Steele, Trustee, which mortgage is assumed by Grantees.

Grantor further covenants and binds itself, in its capacity as Trustee, its successors and representatives, to warrant and forever defend the title to said real estate to said J. O. Bass and W. R. Hendrix, as equal tenants in common, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 29th day of January, 1971, 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, TRUSTEE

By Kenneth Roberts, Exec. V.P.

Attest

T. Vance Little
Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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, Lynette S. Hines *, a Notary Public of the State and County aforesaid, personally appeared* Kenneth R. Roberts *, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be* Executive Vice-President *of the* Commerce Union Bank *, the within named bargainor, a corporation, and that he as such* Executive Vice-President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as* Executive Vice-President as Trustee *.*

Witness my hand and seal, at office in Nashville, Tennessee *this* 1st *day of* February *, 19*71*.*

Lynette S. Hines *Notary Public*

Commission expires 5-1-74

FEB-1? CONV * $1,138.857.92
FEB-1?S'TAX A*2,961.14
FEB-1?PR'FEE A* .50
FEB-1? W'DEED A* 3.00 * 2,964.64

B 03563

IDENTIF. REFERENCE:

FEB 1 2 50 PM '71

FE?X Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Commerce Union Bank

TO

Cornelia Crook Lea & Husband

Compliments of

Guaranty Title

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

Mail to: Mrs. Lea
1001 Alyce Drive Blvd
Church, Tenn