BOOK 4495 PAGE 986 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,01.1.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1971.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Andrew D. Tanner, Atty, 507 American Trust Bldg., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Hubbard, Jr. et ux (NAME)	Commerce Union Bank, Mortgage Division, (NAME)	6 DA 36 267
3207 Louise Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387, (STREET ADDRESS)	Map 133-1
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Par. 37

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, Bobby F. Thomas and wife, Peggy A. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank E. Hubbard, Jr., and wife, Patricia A. Hubbard

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:

Being Lot No. 55 on the Plan of H. C. McNabb Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 65 feet on the westerly side of Louise Drive and runs back 164.1 feet on the northerly line and 162.9 feet on the southerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Bobby F. Thomas and wife, Peggy A. Thomas, by deed from Al Gaston and wife, Geneva L. Gaston, d/b/a Al Gaston Realty Company, as of record in Book 4209, page 468, 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, Nashville, Tennessee, of record in the 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 conveyance is made subject to all easements and set back lines applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 3207 Louise 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 23rd day of April, 1971

Peggy A. Thomas — Bobby F. Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby F. Thomas and wife, Peggy A. Thomas

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 [illegible], Tennessee, this [illegible] day of April 19 71

Commission expires _____

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) (they) 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 BOBBY F. THOMAS, ET UX

TO FRANK E. HUBBARD, JR. ET UX

B 12135

IDENTIF. REFERENCE

APR 23 11 43 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

~~Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tenn. 37204~~

APR 23 71	CONV	10,041.71			
APR 23 71	S'TAX		A*	26.00	
APR 23 71	PR'FEE		A*	.50	
APR 23 71	W'DEED		A*	3.00	* 29.50