WARRANTY DEED

BOOK 4518 PAGE 474

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David R. Troxel Et Ux (NAME)	Commerce Union Bank (NAME)	Map 105 3
4807 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 175
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ---------

---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the grantees of a deed of trust, payable to Commerce Union Bank, in the amount of $10,354.50, asid instrument being of record in Book 4289, page 859, Register's Office For Davidson County, Tennessee; and the escrow fund of said Account being hereby transferred to the grantees.

JIMMY F. ALLEN and wife ROBERTA ALLEN

have this day bargained and sold, and do hereby transfer and convey unto the said DAVID R. TROXEL and wife, JOHNSIE TROXEL

their *(successors), heirs and assigns,*

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

Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey by E. R. Southgate, Surveyor, March 26, 1946 as follows:

Beginning on the southerly margin of Wyoming Avenue, formerly 6th Street, at a stake 100 feet east of the northeast corner of the property conveyed to Marvin A. Bernard and wife, by deed from Elizabeth Thompson, of record in Book 1077, page 140, Register's Office for said County; thence southwardly and parallel with Bernard's easterly line, 252 feet to a post; thence eastwardly 67 feet to a stake in the westerly line of the Sylvan Park Plan, as of record in Book 332, page 104, Register's Office for said County; thence, with said line, northwardly 92 feet, more or less, to the southeast corner of the property conveyed to Lillie Burkitt by deed from J. G. Edwards and wife, of record in Book 1345, page 450, said Register's Office continuing northwardly and with the westerly line of said Burkitt property, 160 feet, in all 252 feet, more or less, to the southerly margin of Wyoming Avenue; thence with said Avenue, westerly 75 feet to the beginning.

Being the same property conveyed to Jimmy F. Allen, and wife, Roberta L. Allen by deed from Wilburn M. Weimar, Jr and wife, Brenda Weimar, of record in Book 4347, page 301, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,206.50

Subscribed and sworn to before me, this the 7th day of July 19 71.

Affiant

My commission expires:

Notary Public

(Affix Seal)

This is improved (X) unimproved ( ) property, known as 4807 Wyoming Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address. (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DAVID R. TROXEL and wife, JOHNSIE TROXEL their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except herein above set forth.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DAVID R. TROXEL and wife, JOHNSIE TROXEL *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 7th day of July 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jimmy F. Allen
JIMMY F. ALLEN

Roberta L. Allen
ROBERTA L. ALLEN

This Deed prepared by: Gail P. Pigg, Attorney
916 J C Bradford Building
Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* JIMMY F. ALLEN and wife, ROBERTA L. ALLEN

the within named 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, Davidson County, *Tennessee, this* 1st *day of* July, *19*71

Gail Pigg *Notary Public*

Commission expires 4-30-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a 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 .....

WARRANTY DEED

FROM

JIMMY F. ALLEN, ET UX

TO

DAVID L. TROXEL and wife,

JOHNSIE TROXEL

B 22195

IDENTIF. REFERENCE

JUL 9 11 10 AM '71

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-9??	CONV	13,206.00				
JUL-9??	S'TAX		A*	34.32		
JUL-9??	PR'FEE		A*	.50		
JUL-9??	W'DEED		A*	4.00	*	38.82

Compliments of

Guaranty Title

Office of

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

File: Gail P. Pigg, Attorney

916 J C Bradford Building

Nashville, Tennessee