BOOK 4523 PAGE 248

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-221372

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-9-15	Mr/Mrs Thomas S. Tarpy, Jr. same as below	Commerce Union Bank P. O. Box 5387 Nashville, Tennessee 37206
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-61745	827 Rodney Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 6, 1966, in the original principal sum of $18,000.00, payable to Commerce Union Bank, in monthly installments of $115.98, including interest at 6% per annum, and being secured by a deed of trust executed by Louis W. Reichle and wife to C. D. Rippy, Trustee, as of record in Book 4054, page 893,

J. W. STRAIGHT and wife, ROBERTA C. STRAIGHT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS S. TARPY, JR., and wife, MARTHA H. TARPY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 95 on the Plan of West Meade Hills Subdivision, Section 4, as of record in Book 3300, page 46.

Said Lot No. 95 fronts 122.5 feet on the westerly margin of Rodney Drive and runs back between lines measuring 594.2 feet on the northerly line and 589.5 feet on the southerly line, to a dead line measuring 75.5 feet.

Being the same property conveyed to J. W. Straight and wife, Roberta C. Straight, by deed from Stephen M. Kiss and wife, Susan Lee Kiss, as of record in Book 4382, page 394.

This conveyance is made subject to restrictions of record in Book 3347, page 99.

JUL 26 71	CONV	31,500.00			
JUL 26 71	S'TAX		A*	81.90	
JUL 26 71	PR'FEE		A*	.50	
JUL 26 71	W'DEED		A*	4.00	* 86.40

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of July, 1971.

J. W. Straight

Roberta C. Straight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named J. W. Straight and wife, Roberta C. Straight 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 the 22nd day of July, 19 71.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $31,500.00

Thomas S. Tarpy, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 1971

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
J. W. STRAIGHT AND WIFE

TO
THOMAS S. TARPY, JR., AND WIFE

B 24304

IDENTIF. REFERENCE

JUL 26 2 40 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public