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B 26072

IDENTIF. REFERENCE

AUG 9 2 19 PM '71

FELIX E. NIELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,750.00

James T. Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 71

Mary E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-12-72
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles C. Trabue, III, Atty., 26th Floor, L & C Tower, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Clemons (NAME)	Commerce Union Bank (NAME)	12DA-44240
705 Crockett Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 71-16
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 27

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~~ I, Theodore H. Pailet, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T.Clemons and wife, Gertie E. Clemons

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. 3 as shown on the Plan of Resubdivision of Lots 11-20, A. B. Spains Lischey Gardens Subdivision, said plan of resubdivision being of record in Book 4300, page 82 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Theodore H. Pailet, Trustee by deed from Andrew Ewing, Trustee, of record in Book 4485, page 451, said Register's Office.

AUG-9-	CONV	15,750.00			
AUG-9-	STAX		A*	40.82	
AUG-9-	PRFEE		A*	.50	
AUG-9-	DEED		A*	4.00	* 45.32

This is improved (X) unimproved ( ) property, known as 705 (House Number) Crockett Street (Street) Nashville, Tenn. 37207 (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 my hand this 30th day of July, 19 71

Theodore H. Pailet

Theodore H. Pailet, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore H. Pailet, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 19 71

Commission expires 11-12-72

Mary E. Jackson
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
Theodore H. Pailet, Trustee

TO
James T. Clemons et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File in Box 7