WARRANTY DEED

BOOK 4569 PAGE 759

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas A. Asay and wife, Lela J. Asay (NAME)	Commerce Union Bank (NAME)	Map 75-7
613 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Par. 97
Nashville, Tennessee (CITY) (P O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	4D 24818

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------
---------- Dollars,
and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption by the grantees of the unpaid balance of a note, secured by a Deed of Trust of record in Book 4398, page 211, Register's Office for Davidson County, Tennessee, payable to Commerce Union Bank.

RALPH W. HOVEY and wife, MARY E. HOVEY

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS A. ASAY and wife, LELA J. ASAY

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 211 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 80.00 feet on the northerly margin of Topeka Drive and runs back between two lines, 183.24 feet on the westerly line and 160.0 feet on the easterly line to a line in the rear, measuring 83.31 feet thereon.

Being the same property conveyed to Ralph W. Hovey and wife, Mary E. Hovey by deed from Johnson Homes, Inc. of record in Book 4398, page 209, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 18th day of January 1972

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 613 Topeka Drive, Nashville (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 THOMAS A. ASAY and wife, LELA J. ASAY 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said THOMAS A. ASAY and wife, LELA J. ASAY their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 7th day of January, 1972 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ralph W. Hovey

Mary E. Hovey

THIS INSTRUMENT WAS PREPARED BY:
GALE P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GEORGE F. PURNELL *a Notary Public in and for said County and State,* Ralph W. Hovey and wife, Mary E. Hovey

*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, Tennessee
this 7 *day of* JANUARY, *19*72

Commission expires April 30, 1975 George F. Purnell *Notary Public*

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 .....

JAN 18 72 CONV 24,000.00
JAN 18 72 S'TAX A* 62.40
JAN 18 72 PM'FEE A* .50
JAN 18 72 W'DEED A* 4.00 * 66.90

WARRANTY DEED

FROM

Ralph W. Hovey, et ux

TO

Thomas A. Asay, et ux

B 45289

IDENTIF. REFERENCE

JAN 18 10 43 AM '72

FELIX E. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

Return: Gail Pigg