B 50058

IDENTIF. REFERENCE

FEB 28 3 25 PM '72

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4579 PAGE 763

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,600.00.

R. H. Darnell, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1972.

Mary E. Neary
Notary Public

MY COMMISSION EXPIRES: June 6, 1972
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY

William J. Harbison, Attorney (Name) 26th Floor, L&C Tower, Nashville, Tenn. (Address)

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
W. G. Bush and Company	Same	Map. 82-9
(Name)	(Name)	
1136 2nd Avenue, North		Par. 389
(Street Address or Route No.)	(Street Address)	
Nashville, Tennessee 37207		
(City) (State) (P.O.Zip)	(City) (State) (Zip)	Pat

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash and other good and valuable considerations, receipt of all of which is hereby acknowledged, the undersigned, Commerce Union Bank, Trustee under the will of Sadie B. Werthan, deceased, has bargained and sold and does by these presents transfer and convey unto W. G. Bush and Company, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being a part of lot No. 23 on the Map of Hugh W. McGavock's Addition to Nashville, of record in Book 21, page 77, Register's Office for said County, and described according to a copy of a survey thereof made by S. M. McMurray Engineering Company, November 24, 1943, as follows:
Beginning at an iron pin on the north margin of Madison Street at the intersection of the center line of a 16 foot alley, which is the first alley west of First Avenue North; thence with the center line of said alley, north 47.75 feet to an iron pin; thence westerly and parallel with the north margin of Madison Street 35 feet to an iron pin; thence southerly parallel to the center line of said 16 foot alley, 47.75 feet to an iron pin in the north margin of Madison Street; thence with the margin of the same, easterly 35 feet to the point of beginning.
Being part of the property conveyed to Sadie B. Werthan by deed from Abe Epstein, Trustee, of record in Book 1783, page 55, Register's Office for Davidson County, Tennessee; the said Sadie B. Werthan has since died, devising the subject property in trust to Howard M. Werthan and Commerce Union Bank of Nashville, Co-trustees, by will of record in Will Book 83, page 207, County Court Clerk of said County. The said Howard M. Werthan has since died.

This is ~~improved~~ unimproved property, known as Madison Street
(House Number) (Street)

Nashville, Tennessee .
(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 W. G. Bush and Company, a Tennessee corporation, its successors and assigns, forever. And the undersigned does covenant with the said W. G. Bush and Company that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for taxes for the

year 1972, which have been prorated and are assumed by the purchaser, and except for an easement for a 16-foot alley lying between the land hereinabove described and the property adjacent thereto, and except for any party walls which might affect the above described land.

And the undersigned does further covenant and bind itself, its successors and representatives to warrant and defend the title to said land to the said W. G. Bush and Company, its successors and assigns against the lawful claims of all persons claiming by or through the undersigned. The undersigned warrants and covenants, however, as Trustee, and not further or otherwise.

IN WITNESS WHEREOF Commerce Union Bank as Trustee under the will of Sadie B. Werthan, deceased, has caused this instrument to be executed this 25th day of February, 1972.

COMMERCE UNION BANK, Trustee under the will of Sadie B. Werthan, deceased.

By T. Vance Little
Vice Pres.

ATTEST:

M. Kirk Scobey Jr.
Trust Officer

FEB28'72 CONV *1,600.00
FEB28'72 S'TAX A* 4.16
FEB28'72 PR'FEE A* .50
FEB28'72 W'DEED A* 4.00 * 8.66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Wanda Harrison, a Notary Public within and for the State and County aforesaid, personally appeared T. Vance Little and M. Kirk Scobey, Jr., with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Trust Officer respectively of the Commerce Union Bank, Trustee under the will of Sadie B. Werthan, deceased, the within named bargainor, a corporation, and that they as such Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said T. Vance Little as such Vice President and attesting the same by the said M. Kirk Scobey, Jr., as such Trust Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 25th day of February, 1972.

Wanda Harrison
Notary Public

My commission expires 11-19-75