This instrument prepared by Thomas E. Stewart, Stewart & Black, Attorneys, 4705 Gallatin Road, Nashville, Tennessee 37216

# WARRANTY DEED

BOOK 4601 PAGE 132

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) JAMES R. FERRELL, ET UX | (NAME) COMMERCE UNION BANK | Map 44-14 |
| (STREET ADDRESS OR ROUTE NUMBER) 278 MARTINGALE DRIVE | (STREET ADDRESS) 800 MAIN STREET | Par. 231 |
| (CITY) (P. O. ZONE) (STATE) OLD HICKORY, TENNESSEE | (CITY) (ZONE) (STATE) NASHVILLE, TENN. 37206 | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming an unpaid indebtedness to Commerce Union Bank secured by Deed of Trust and recorded in Book 4248, page 992, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold the grantors harmless from the same.

HARRY W. LAIRD, ET UX, ETTA GAY LAIRD

*have this day bargained and sold, and do hereby transfer and convey unto the said*

JAMES R. FERRELL, ET UX, RUTH FERRELL, their

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

Land in Davidson County , Tennessee, being Lot No. 278 on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 278 fronts 75.0 feet on the easterly margin of Martingale Drive and runs back between lines measuring 217.4 feet on the northerly line and 224.5 feet on the southerly line to a dead line maesuring 50.0 feet thereon.

Being the same property conveyed to Harry W. Laird and wife, Etta Gay Laird, by deed from Wesley C. Rankin and wife, Mildred M. Rankin, of record in Book 4248, page 990, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1582, page 505; setback lines and easement for public utility purposes in Book 1424, page 49, all R.O.D.C.T..

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,250.00

Subscribed and sworn to before me, this the 10th day of May, 1972

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( X ) property, known as 278 MARTINGALE DRIVE, OLD HICKORY, TENN.
(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*

grantees, 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 as appears of record.

*further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 10th *day of* May, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry W. Laird

Etta Gay Laird

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* HARRY W. LAIRD, ET UX, ETTA GAY LAIRD

*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* 12th *day of* May, *19* 72.

Thomas E. Stuter
*Notary Public*

*Commission expires* 2/5/74

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* .....

MAY 12 72 CONV 15,250.00
MAY 12 72 S'TAX A* 39.52
MAY 12 72 PR'FEE A* .50
MAY 12 72 W'DEED A* 4.00 * 44.02

**WARRANTY DEED**

FROM
HARRY W. LAIRD, ET UX
TO
JAMES R. FERRELL, ET UX

B 5 9 2 7 7

IDENTIF. REFERENCE

MAY 12 3 49 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS