BOOK 4601 PAGE 623

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. Russell and wife Burnetta L. Russell (NAME:)	Commerce Union Bank (NAME:)	Map 82-6
534 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 57
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five Hundred ($500.00) - - -

2. The Plan of record in Book,3700, page 42, said Register's Office, shows a 25-foot minimum building setback line from Joseph Avenue.

This instrument was prepared by:

Coyness L. Ennix, Sr. Attorney
330 Charlotte Avenue
Nashville, Tennessee 37201

B 5 9 5 0 4

IDENTIF. REFERENCE

MAY 16 10 14 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY16 COMM 11,188.51
MAY16 STAX A* 29.12
MAY16 PRFEE A* .50
MAY16 WDEED A* 6.00 * 35.62

This is unimproved ( ) improved (X) property, known as 712 (House Number) Joseph Ave. (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank C. Russell and wife, Burnetta L. Russell their *heirs and assigns, forever.*

And we *do covenant with the said* Frank C. Russell and wife, Burnetta L. Russell *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.* except for the said note and mortgage in the amount of about $10,688.51 owed to Commerce Union Bank, which the purchasers herein have assumed and agreed to pay.

And we, George D. Hilliard and wife, Yvonne E. Hilliard *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank C. Russell and wife, Burnetta L. Russell their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 15th *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.*

George D. Hilliard

Yvonne E. Hilliard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Coyness L. Ennix, a Notary Public in and for said County and State, the within named George D. Hilliard and wife, Yvonne E. Hilliard

the bargainor, 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 15 day of May, 19 72

Coyness L. Ennix, Notary Public.

Commission Expires November 19, 1975

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of , 19 .

, Notary Public.

Commission Expires .

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 .