B 6 2 7 0 2

BOOK 4608 PAGE 702

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 72

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

IDENTIF. REFERENCE

JUN 9 10 30 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY 2525 LEBANON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances E. Phelps (NAME)	Commerce Union Bank (NAME)	
325 Jacksonian Dr. (STREET ADDRESS OR ROUTE NUMBER)	400 Union St. (STREET ADDRESS)	75-13
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	149

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, Gaylon W. Williams and wife, Judith A. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances E. Phelps and Bonnie Kaye Jackson Jr.

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. 31 on the Map of Hermitage Hills, Section 1, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Jacksonian Drive, at the common corner of Lot No. 30 and 31; thence with the line between said lots northeasterly 120 feet to a concrete monument at the common corner of Lot Nos. 30, 31, and 32; thence southeastwardly 109.61 feet to a point in the northwesterly margin of Bonnaford Drive, thence with said margin southwestwardly 95.0 feet to a concrete monument at the beginning of a curve; thence around said curve 39.27 feet to a concrete monument in the northeasterly margin of Jacksonian Drive; thence northwestwardly with said margin 84.61 feet to the point of beginning.

Being the same property conveyed to Gaylon W. Williams and wife, Judith A. Williams, by deed from Kermit C. Barton and wife, Etta Marie Barton of record in Book 4274, page 70, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an indebtedness evidenced by an instrument of record in the Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 325 Jacksonian Drive, Hermitage, Tennessee 37076
(House Number) (Street) (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 our hand s this 7th day of June, 1972

Gaylon W. Williams

Judith A. Williams

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaylon W. Williams and wife, Judith A. Williams

the bargainors, 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 7th day of June 1972

Commission expires Nov 6 1974

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

Gaylon W. Williams, et ux

TO

Frances E. Phelps and Bonnie Kaye Jackson Jr.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Mail to: Winecoff, Realtors
2421 Lebanon Road
Nashville, Tenn. 37214

JUN-9?2	CONV	19,570.96			
JUN-9?2	S'TAX		A*	50.96	
JUN-9?2	PR'FEE		A*	.50	
JUN-9?2	M'DEED		A*	4.00	* 55.46