BOOK 4618 PAGE 733 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,500.00

Esther J. Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 72

De Cass Smith
Notary Public

MY COMMISSION EXPIRES: May 15, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther J. Ewing (NAME)	Commerce Union Bank (NAME)	Map 59.10
3845 Dunbar Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	Par. 28
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

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, W. C. Allen and wife, Irene N. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther J. Ewing

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Royal Garden Estates, Section 1, as of record in Book 3700, page 29, Register's Office for said County.

Said Lot No. 15 fronts 104 feet on the westerly side of Dunbar Drive and extends back between parallel lines 175 feet to a dead line.

Being part of the same property conveyed to W. C. Allen and wife, Irene N. Allen, by deed from Lineberger Development Co., a Tennessee Corporation, of record in Book 4177, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3933, page 246, and amended in Book 4062, page 450, said Register's Office, and the Plan of record in Book 3700, page 29, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

unimproved ( )
This is improved (X) property, known as 3845 Dunbar Drive (House Number) (Street) Nashville, Tennessee (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 12th day of July, 19 72

W C Allen

Irene N Allen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J. Ann Smith, a Notary Public in and for said County and State, the within named W. C. Allen and wife, Irene N. Allen

the 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 July 19 72

Commission expires May 15, 1973

J. Ann Smith
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

Attys Title 111704

WARRANTY DEED

FROM W. C. Allen and wife,

Irene N. Allen

TO Esther J. Ewing

B 6 7 3 1 5

IDENTIF. REFERENCE

JUL 14 10 25 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 14 72	CONV	35,500.00			
JUL 14 72	S'TAX		A*	92.30	
JUL 14 72	PR'FEE		A*	.50	
JUL 14 72	M'DEED		A*	4.00	* 96.80