| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| James A. Kirtland (NAME) | Commerce Union Bank (NAME) | 25W-01140 |
| 4906 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER) | 400 Union Street (STREET ADDRESS) | Map 91-15 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | Par. 300 M.C. |

## WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand and 00/100----------($16,000.00)----------DOLLARS of which $5,007.85 has been paid in cash by James A. Kirtland, the receipt of which is hereby acknowledged, and for the remainder, the said James A. Kirtland assumes and agrees to pay the unpaid balance of $10,992.15 of an indebtedness in the original amount of $12,100.00 secured by deed of trust of record in book 4222, page 115, Register's Office for Davidson County, Tennessee, we, Dixie P. Crowell and wife, Lucille Crowell

have bargained and sold, and by these presents do transfer and convey unto the said James A. Kirtland

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 807 of Block 36 on the map of Charlotte Park Company's First Addition, as of record in book 57, page 103, Register's Office for said County.
Said lot No. 807 fronts 50 feet on the northerly side of Dakota, formerly Fourth Avenue and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Dixie P. Crowell and wife, Lucille Crowell by deed from John R. White, unmarried, as of record in book 4417, page 425, said Regiater's Office.

NOV27'72 CONV 16,000.00
NOV27'72 S'TAX A* 41.60
NOV27'72 PR'FEE A* .50
NOV27'72 W'DEED A* 4.00 * 46.10

unimproved ( )
This is improved (X) property, known as 4906 Dakota Avenue (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 24TH day of November, 19 72.

Dixie P. Crowell

Lucille Crowell

BOOK 1658 PAGE 257

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Dixie P. Crowell and wife, Lucille Crowell

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 24th day of November, 1972.

My commission expires 2-1-75 Notary Public H B Duncan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $16,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Dixie P. Crowell

Sworn to and subscribed before me
this 24TH day of November, 1972.

My commission expires 2-1-75 Notary Public H B Duncan

This instrument was prepared by:

William E. Higgins, Attorney, 338 46th Ave. North, Nashville, Tennessee 37209
Name Address

WARRANTY DEED

FROM Dixie P. Crowell, and wife

TO Lucille Crowell

James A. Kirtland

B 85427

IDENTIF. REFERENCE

Nov 27 1 53 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219