This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Nos.
Stephen F. Bess 2306 Castleman Drive Nashville, Tennessee	Commerce Union Bank 400 Union Street Nashville, Tennessee 37219	7 DA 44540 Map 131-1 Parcel 36

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, JOYCE M. BESS, have this day bargained and sold, and do hereby transfer and convey unto the said STEPHEN F. BESS, his heirs and assigns, all my right, title and interest, the same being my interest as tenant by the entirety, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Russwood Heights Subdivision, as of record in Book 2133, page 12, Register's Office for said County.
>
> Said Lot No. 7 fronts 158 feet on the northerly margin of Castleman Drive and runs back 233 feet on the easterly line and 244 feet on the westerly line to a line in the rear measuring 196 feet thereon.
>
> Being the same property conveyed to Stephen F. Bess and wife, Joyce M. Bess by deed from C. John Louth, Jr. and wife, Joan L. Louth, of record in Book 4358, Page 691, Register's Office for said County.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 4065, page 885, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said grantee.

This is improved property, known as 2306 Castleman Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD all my right, title and interest, the same being my interest as tenant by the entirety, in and to said real estate, with the appurtenances, estate, title and interest belonging to the said STEPHEN F. BESS, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said interest in and to said real estate in fee simple, have

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $3,500.00.

Subscribed and sworn to before me, this the 14th day of February, 1973.

Stephen F Bess
Affiant

Notary Public

Commission Expires:
My Commission Expires August 9, 1976

a good right to convey it, and that the same is unencumbered, except by Deed of Trust, of record in Book 4065, Page 885, Register's Office for Davidson County, Tennessee, ten-foot easement for public utility purposes, anchor easement, 60-foot minimum building setback line from Castleman Drive, and conditions of owners certificate as shown on plan of record in Book 2133, Page 12, Register's Office for Davidson County, Tennessee, restrictive covenants contained in an instrument of record in Book 2098, Page 60, Register's Office for Davidson County, Tennessee, and 1973 taxes, subject to which this conveyance is executed.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said interest in and to said real estate to said STEPHEN F. BESS, his heirs and assigns, against the lawful claims of all persons.

Executed this the 14th day of February, 1973, at Nashville, Tennessee.

Joyce M. Bess
Joyce M. Bess

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, Joyce M. Bess, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1973.

George V. Crawford
Notary Public

My Commission Expires:
My Commission Expires August 5, 1975

FEB 15 1 41 PM '73
ELLA ANN BOSTON REGISTER DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
B 9 4 9 0 5

FEB15 CONV *3,500.00
FEB15 S'TAX A* 9.10
FEB15 PR'FEE A* .50
FEB15 W'DEED A* 4.00 * 13.60