BOOK 4682 PAGE 957

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,078.50

Guido A. Distefano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1973.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guido A. Distefano (NAME)	Commerce Union Bank (NAME)	5D 3813
3825 Faulkner Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 60387 400 Union Street (STREET ADDRESS)	Map 147 8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Par 166

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, WILLIAM RONALD THOMAS and wife, PATRICIA R. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GUIDO A. DISTEFANO and wife, IDA DISTEFANO

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. 13 on the Plan of Hillbrook Subdivision, Section 7, of record in Book 3842, page 249, Register's Office for said County.

SAID Lot No. 13 fronts 70 feet on the westerly margin of Faulkner Drive and extends back 172.8 feet on the southerly line and 171.7 feet on the northerly line to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to William Ronald Thomas and wife, Patricia R. Thomas by deed from Barry L. Minton and wife, Karen K. Minton of record in Book 4557, page 78, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 4448, page 247, 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 the said Grantees.

This is ( ) unimproved (X) improved property, known as 3825 Faulkner Drive, Nashville, Tennessee
(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 22nd day of February, 19 73

William Ronald Thomas
William Ronald Thomas

Patricia R Thomas
Patricia R. Thomas

BOOK 4682 PAGE 958

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Ronald Thomas and wife, Patricia Ann Thomas

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 22nd day of February 1973

Commission expires 11-30-76

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

B 95698

OS

WARRANTY DEED

FROM

WILLIAM RONALD THOMAS ET UX

TO

GUIDO A. DISTEFANO ET UX

IDENTIF. REFERENCE

FEB 22 3 49 PM '73

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

FEB22	CONV	30,078.50			
FEB22	S'TAX		A*	78.26	
FEB22	PR'FEE		A*	.50	
FEB22	W'DEED		A*	4.00	* 82.76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILLIAMS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201