BOOK 1685 PAGE 444 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1973

Notary Public

MY COMMISSION EXPIRES:

(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
David Vargas (NAME)	Commerce Union Bank (NAME)	
408 Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	42-4
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	10 PW

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, Myrtle S. Watts, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Vargas and wife, Sandra S. Vargas

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. 82 on the Plan of Primrose Acres, as of record in Book 2663, page 106, Register's Office for said County, to which plan reference is here made for a more particular description.

Being the same property conveyed to James H. Watts and wife, Myrtle S. Watts, by deed from Gaines & Gregory Construction Company, Incorporated, and Wright & Sadler, Incorporated, of record in Book 2881, page 58, Register's Office for Davidson County, Tennessee. The said James H. Watts having since died.

This conveyance is made subject to restrictive covenants of record in Book 2859, page 584, said Register's Office, and the Plan of record in Book 2663, page 106, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

This is unimproved ( ) improved (X) property, known as 408 Hamblen Drive (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (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 my hand this 28th day of February, 1973

Myrtle S. Watts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Myrtle S. Watts, a widow

the 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 28th day of February 19 73

Commission expires May 15 1973

Jo 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

Alleys Heights 1776 Ad

WARRANTY DEED

FROM
Myrtle S. Watts, a widow

TO
David Vargas and wife,
Sandra S. Vargas

B 9 6 8 3 7

IDENTIF. REFERENCE

MAR 2 3 42 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-2[illegible]	CONV	23,500.00			
MAR-2[illegible]	S'TAX		A*	61.10	
MAR-2[illegible]	PR'FEE		A*	.50	
MAR-2[illegible]	W'DEED		A*	4.00	* 65.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.