FORM NO. WD-1

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STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ Pinellas

THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

John A. MacPhail
Affiant John A. MacPhail

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June 1973.

Ruth H. Dean
Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES SEPT. 3, 1974
(AFFIX SEAL) Bonded by the Fidelity & Casualty Co. of N.Y.

THIS INSTRUMENT WAS PREPARED BY (NAME AND ADDRESS) Jno. B. Cobb, Jr., Attorney at Law, Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. MacPhail (NAME)	Commerce Union Bank (NAME)	
4206 Sneed Road (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	130-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	68 Pt

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, Robert O. Baratta and wife, Carol A. Baratta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. MacPhail and wife, Mary-gael MacPhail

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 the southerly half of Lot No. 29 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 29 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Robert O. Baratta and wife, Carol A. Baratta by deed from Paul B. Stumb and wife, Mary S. Stumb, of record in Book 4421, page 355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 909, page 72, and Book 2099, page 581, said Register's Office; and a 20 foot easement for sanitary sewers and/or storm drainage, as of record in Book 4147, page 844, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 4206 Sneed Road (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 June, 19 73

Carol A. Baratta

Robert O. Baratta

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 Robert O. Baratta and wife, Carol A. Baratta

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 15th day of June 73

Commission expires May 15, 1975

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

Atlas Title 111944

WARRANTY DEED

FROM
Robert O. Baratta and wife,
Carol A. Baratta

TO
John A. MacPhail and wife,
Mary-gael MacPhail

C 11683

IDENTIF. REFERENCE

JUN 18 4 07 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 18 73	CONV	43,500.00		
JUN 18 73	S'TAX		A* 113.10	
JUN 18 73	PR'FEE		A* .50	
JUN 18 73	W'DEED		A* 4.00	* 117.60