FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,150.00

Ed Denson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1973.

Notary Public

MY COMMISSION EXPIRES: May 15, 1975

(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
Ed Denson (NAME)	Commerce Union Bank (NAME)	
308 Arrington Street (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	QR-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	167

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, Ted C. Mooney and George Gianikas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Denson and wife, Lucille Denson

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. 64 of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for said County, described according to a survey made by Barge, Waggoner, and Turner, Engineers, September 10, 1971, as follows:

Beginning at an iron pin in the south margin of Arrington Street, said point being 160 feet east from the southeast intersection of Arrington Street and Meridian Street; thence with the margin of Arrington Street, S. 82° 30' E. 50 feet to an iron pin; thence S. 7° 40' W. 176 feet to an iron pin in the north margin of Alley No. 331; thence with the margin of same, N. 82° 30' W. 50 feet to an iron pin; thence N. 7° 40' E. 176 feet to the beginning.

Being property conveyed to Ted C. Mooney and George Gianikas, by deed from The Nashville Housing Authority, of record in Book 4565, page 681, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3368, page 23, and Book 4565, page 682, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 308 Arrington Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 31st day of August, 19 73

Ted C. Mooney

George Gianikas

BOOK 4743 PAGE 430

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Ted C. Mooney and George Gianikas

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 31st day of August 19 73.

Commission expires May 15, 1975

Jo Ann Smith
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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

18462

WARRANTY DEED

FROM
Ted C. Mooney and
George Gianikas

TO
Ed Denson and wife,
Lucille Denson

C 2 2 4 4 1

IDENTIF. REFERENCE

SEP 4 4 02 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-4[illegible]	[illegible]	[illegible]			*	[illegible]
SEP-4[illegible]	CONV	17,150.00				
SEP-4[illegible]	STAX		A*	44.46		
SEP-4[illegible]	PRFEE		A*	.50		
SEP-4[illegible]	MDEED		A*	4.00	*	48.96