BOOK 4773 PAGE 897

THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace T. Murphy (NAME:)	Same (NAME:)	Map 144
6205 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#70
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FH #10455

For and in Consideration of the sum of Ten and No/100 ($10.00) ----------
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DOLLARS
and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

COMMERCE UNION BANK, TRUSTEE, under agreement with Ellen Stempfel for Lawrence B. Howard, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Grace T. Murphy

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated August 16, 1965, and further detailed on September 23, 1969, as follows: Beginning at an iron pin set in concrete, said pin being in the east line of Chickering Estates Subdivision, Section 1, as of record in Book 2663, page 87, Register's Office for Davidson County, Tenn., and being the northeast corner of the Campbell Realty Company property, and proceeding as follows: With said line of said Subdivision north 14°20' west a distance of 382.7 feet to an iron pin set in concrete; thence north 86°33' east a distance of 35 feet to a concrete monument; thence south 82°27' east a distance of 35 feet to a concrete monument being the southwest corner of the Compton property; thence with the south line of said Compton south 84°09' east a distance of 1,044.3 feet to a point in the west line of the Martin property; thence south 5°27' west a distance of 405.83 feet to a point in the north right-of-way of a 50-foot private road; thence with said right-of-way north 72°27' west a distance of 31.8 feet to the beginning of a curve to the left; thence with said curve having a radius of 1,683.9 feet, a distance of 303.69 feet to a point; thence north 82°47' west a distance of 213 feet to the beginning of a curve to the right; thence with said curve having a radius of 100 feet a distance of 58.58 feet to the beginning of a curve to the left; thence with said curve having a radius of 50 feet a distance of 93.29 feet to a point; thence leaving said right-of-way south 89°38' west a distance of 289.0 feet to an iron pin set in the east line of said Campbell Realty Company property; thence north 12°44' west a distance of 58.7 feet to the beginning and containing 9.1 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 205,000.00

Subscribed and sworn to before me, this the 17th day of December, 19 73

Affiant

My commission expires: 4/27/77

(Affix Seal)

Notary Public

Being the same property conveyed to Commerce Union Bank, Trustee, under agreement with Ellen Stempfel for Lawrence B. Howard, Jr., by deed from Gentry Hale and wife, Margaret L. Hale, of record in Book 4514, page 299, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6205 Hillsboro Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grace T. Murphy *her heirs and assigns, forever.*

And we *do covenant with the said* Grace T. Murphy *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.,* except for 1973 taxes.

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* Grace T. Murphy *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* December, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COMMERCE UNION BANK, TRUSTEE, under agreement with Ellen Stempfel for Lawrence B. Howard, Jr.
BY: M. Kirk Scobey, Jr., Vice-President

ATTEST:
BY T. Vance Little
T. Vance Little, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Myrtle S. Hines, *a Notary Public of the State and County aforesaid, personally appeared* M. Kirk Scobey, Jr. and T. Vance Little, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Vice-Presidents *of the* Commerce Union Bank, *the within named bargainor, a corporation, and that* they *as such* Vice-Presidents, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* Vice-Presidents.

Witness my hand and seal, at office in Nashville, Tennessee,
this 17th *day of* December, *19* 73.

Myrtle S. Hines
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MYRTLE S. HINES

Commission Expires May 1, 1974.

RECORDED 1973 DEC 20

WARRANTY DEED

FROM

Commerce Union Bank, Trustee under agreement with Ellen Stempfel for Lawrence B. Howard, Jr.

TO

Grace T. Murphy

C 3 5 6 7 8

IDENTIF. REFERENCE

DEC 18 2 19 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

Return to Gail Pigg

[illegible] CONV [illegible]
[illegible] CONV [illegible]
[illegible] MORTG [illegible]

Dec 18 - 73 Co. 205,000.00
" " " St Tax 533.00
" " " P. Fee .50
" " " W. Deed 8.00 541.50