BOOK 4796 PAGE 1

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

| Address Now Owners as Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Commerce Union Bank<br>400 Union Street<br>Nashville, Tennessee 37219 | Commerce Union Bank<br>400 Union Street<br>Nashville, Tennessee | 138<br>18-19-<br>20-24 Pt |

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Willie B. Bizzell and William B. Bizzell, Jr., have this day bargained and sold, and do hereby transfer and convey unto Commerce Union Bank, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Land in the 4th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a stake, Williams' southeast corner, and running thence easterly with Pugh's and Neal's northerly boundary line 176 poles, more or less, to a stake; thence northerly with Candop's and Griffith's westerly boundary line 160-1/2 poles, more or less, to a stake in the corner of a glade, Monroe Eakes' corner; thence westerly 176 poles, more or less, to a stake in Jenkins' line; thence southerly 160-1/2 poles, more or less, to the beginning, containing 177 acres, more or less,
BEING part of the rear property conveyed to Willie B. Bizzell and wife, Ida Lee F. Bizzell and William B. Bizzell, Jr. and wife, Josephine B. Bizzell, by deed from Amelia S. Walker, of record in Book 3186, page 35, Register's Office for said County, the said Ida Lee F. Bizzell having since died.

TRACT NO. 2: Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford & Co., Consulting Engineers, August 29, 1966, as follows:
BEGINNING on the northerly margin of Couchville Pike at the southeast corner of the property conveyed to Carrie A. Pedigo, of record in Book 2737, page 511, Register's Office for said County; thence with Pedigo's eastern boundary line north 1° 08' west 318.60 feet, more or less, to Pedigo's northeast corner; thence with Pedigo's northern boundary line north 87° 27' west 179.37 feet; thence north 4° 03' east 1548.54 feet to an iron pin; thence south 85° 22' east 912.43 feet to an iron pin; thence south 85° 03' east 1050.98 feet to an iron pin; thence south 4° 27' west 1463.56 feet to an iron pin; thence south 81° 27' west 38.77 feet to an iron pin; thence north 85° 23' west 655.74 feet to an iron pin; thence south 2° 32' west 459.69 feet to the northerly margin of Couchville Pike; thence with the same north 61° 37' west 78.14 feet, north 68° 36' west 227.42 feet, north 79° 38' west 87.05 feet and north 87° 37' west 688.15 feet to the beginning, containing 77.01 acres, more or less.
BEING part of the real property conveyed to Willie B. Bizzell and wife, Ida Lee F. Bizzell and William B. Bizzell, Jr. and wife, Josephine B. Bizzell, by deed from Amelia S. Walker, of record in Book 3186, page 35, said Register's Office, and the same real property conveyed to W. B. Bizzell and wife, Ida Lee Bizzell and William B. Bizzell, Jr. and wife, Nila Josephine Bizzell, by deed from William C. Franklin and wife, of record in Book 3532, page 321, Register's Office for said County, the said Ida Lee F. Bizzell having since died.

INCLUDED therein but excluded therefrom is property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4197, page 996, Register's

Office for Davidson County, Tennessee.

INCLUDED in the above description, but excluded therefrom, is that part of said property conveyed to Odell Binkley, Jr. and wife, Mary Evelyn Binkley, by deed from Willie B. Bizzell, William B. Bizzell and wife, Josephine B. Bizzell, of record in Book 4590, page 584, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but excluded therefrom, is that part of said property conveyed to Odell Binkley, Jr. and wife, Mary Evelyn Binkley, by deed from Willie B. Bizzell, William B. Bizzell, Jr. and wife, Josephine B. Bizzell, of record in Book 4618, page 709, Register's Office for Davidson County, Tennessee.

---

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) The actual consideration or value whichever is greater, for this transfer is $ 200,000.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 1974.

NOTARY PUBLIC

My Commission Expires: 6-4-74

---

This is unimproved (improved) property known as _____.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate title and interest belonging to the said Willie B. Bizzell and William B. Bizzell, Jr., their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to said Commerce Union Bank, its successors and assigns, against the lawful claims of all persons.

Witness our hands this 13 day of MARCH, 1974.

Willie B Bizzell

William B Bizzell

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, _____, a Notary Public in and for said County and State, Willie B. Bizzell and William B.

Bizzell, Jr., the within named bargainors, 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 13 day of March, 1974.

NOTARY PUBLIC

F. CLAY BAILEY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 6-9-74

C 45499

IDENTIF. REFERENCE

MAR 13 3 51 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR13 | CONV | 90,000.00 | | | |
| MAR13 | CONV | 90,000.00 | | | |
| MAR13 | CONV | 20,000.00 | | | |
| MAR13 | STAX | | A* | 520.00 | |
| MAR13 | RECFEE | | A* | .50 | |
| MAR13 | WDEED | | A* | 6.00 | * 526.50 |