WARRANTY DEED

BOOK 4801 PAGE 128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George Richardson (NAME)	Commerce Union Bank (NAME)	FH 9880
4609 Twinmont Court, (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 131-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 30

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00)

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

Jean M. Jenkins, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

George B. Richardson, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 8 on the Plan of Seven Hills, Section III, as of record in Book 2663, page 89, Register's Office for said County.

Beginning at the southwest terminus of Twinmont Court at the corner of Lots 7 and 8; thence with the line between said lot southwesterly 464.1 feet to a point; thence S. 83° 06' East 760.1 feet to a corner of Lot 9; thence with the line between Lots 8 and 9, northwesterly 403.5 feet to the southeast terminus of Twinmont Court; thence with the south terminus of the same, westerly 40 feet to the point of beginning.

Being the same property conveyed to John C. Jenkins, Jr., and wife, Jean M. Jenkins, by deed from Noble J. Bell, of record in Book 4701, page 951, and also being the same property conveyed to Jean M. Jenkins, by deed from John C. Jenkins, Jr., of record in Book 4772, page 801, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2881, page 552, Register's Office for Davidson County, Tennessee, and ten-foot public utilities easement across the rear or southerly portion of said Lot 8, and a 3-foot by 20-foot anchor easement from the southerly side of Twinmont Court or at the common corner of lots 7 and 8, and conditions of owner's certificate of record in Book 2663, page 89, 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 $62,500.00

Subscribed and sworn to before me, this the 28th day of March 19 74.

My commission expires: 11-30-76 (Affix Seal)

Affiant

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 4609 Twinmont Court, Nashville, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

George B. Richardson, his

~~successors~~

heirs and assigns forever. I, covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the 1974 taxes, which have been pro-rated and assumed by the grantee herein.

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

George B. Richardson, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 25th *day of* March, 1974. ~~The corporate party, if any, hereto, caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Jean M. Jenkins

RECORDED MAR 29 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, I. C. Simpkins, a Notary Public in and for said County and State,

Jean M. Jenkins

the within named 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 29th day of March, 19 74.

I. C. SIMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires October 28, 1974.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____ Notary Public

Commission expires _____

MAR29'74 CONV 82,500.00
MAR29'74 S'TAX A* 214.50
MAR29'74 PR'FEE A* .50
MAR29'74 W'DEED A* 4.00 * 219.00

WARRANTY DEED

FROM

Jean M. Jenkins

TO

George Richardson

Mail to: Union Trust Company
2700 Franklin Road,
P. O. Box 40157
Nashville, Tennessee

647785

IDENTIF. REFERENCE

MAR 29 3 50 PM '74

FELIX
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rm 1
Box 8
JC