BOOK 4817 PAGE 449

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEONARD WAYNE MIDGETT ET UX (NAME)	Commerce Union Bank (NAME)	Map 42-15
222 Beverly Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par 117
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	11D-12555

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 consideration,

WE, SAM M. LOWERY and wife, AVA NELL PARKER LOWERY, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said LEONARD WAYNE MIDGETT and wife, GWENDOLYN H. MIDGETT, hereinafter called the GRANTEES,

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Blair Heights, Section III, recorded in Book 2133, page 104, Register's Office for said County.

Said Lot No. 39 fronts 180 feet on the westerly side of Beverly Drive and extends back between parallel lines 248.53 feet on the northerly line and 200 feet on the southerly line to a dead line, measuring 183.14 feet thereon.

Being the same property conveyed to Sam M. Lowery and wife, Ava Nell Parker Lowery, by deed from R. R. Mincy and wife, Miriam Mincy, of record in Book 2804, page 585, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2291, page 81; said Register's Office, amended in Book 2346, page 168, and to easements of record in Book 2133, page 104, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 17th day of May 19 74

Affiant Leonard Wayne Midgett

My commission expires: 5-1-76 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 222 BEVERLY DR (House Number) (Street) MADISON (P. O. Address:) TENN. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), 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 representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sam M. Lowery

Ava Nell Parker Lowery

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* SAM M. LOWERY and wife, AVA NELL PARKER LOWERY

the within named 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 Madison, *Tennessee, this* 17 *day of* May, *19*74

Commission expires May 17, 1977 Notary Public

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 .....

MAY 21 74 CONV 23,500.00
MAY 21 74 S'TAX A* 61.10
MAY 21 74 PR'FEE A* .50
MAY 21 74 W'DEED A* 4.00 * 65.60

WARRANTY DEED

FROM
SAM M. LOWERY ET UX

TO
LEONARD WAYNE MIDGETT ET UX

GWENDOLYN MIDGETT

C 55238

IDENTIF. REFERENCE

MAY 21 2 51 PM '74

DAVIDSON COUNTY, TENN.

Rec'd Book

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

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

CB