FORM NO. WD-1

BOOK 4824 PAGE 19

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,354.67

+ James E. Edens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 74.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Edens (NAME)	Commerce Union Bank (NAME)	8DA 28273
714 Croley Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 90-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 195

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, JAMES THOMAS DARKS and wife, CARROL GRAY DARKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. EDENS and CHERYL A. LANKFORD, as joint tenancy for right of survivorship.

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. 2 on the Plan of B. F. Cockrill Estates Resubdivision, of Lot No. 9, as of record in Book 4060, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 50 feet on the easterly side of Croley Drive and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to James Thomas Darks and wife, Carrol Gray Darks by deed from Horace N. Green and wife, Ruth Harris Green of record in Book 4386, page 793, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 4386, page 795, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved ( ) property, known as 714 Croley Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 7th day of June, 19 74

James Thomas Darks
JAMES THOMAS DARKS

Carrol Gray Darks
Carroll GRAY DARKS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES THOMAS DARKS and wife, Carroll GRAY DARKS

the bargainor, 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 7th day of June 19 74

Commission expires 5-1-76

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE 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

WARRANTY DEED

FROM

JAMES THOMAS DARKS ET UX

TO

JAMES E. EDENS and CHERYL A. LANKFORD

C 58289

IDENTIF. REFERENCE

JUN 11 3 03 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 11		CONV	13,354.67		
JUN 11	S'TAX			A*	34.84
JUN 11	PR'FEE			A*	.50
JUN 11		W'DEED		A*	4.00
				*	39.34

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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