FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

Manuel Guadalupe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 74.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 STAHLMAN BUILDING NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Guadalupe (NAME)	Commerce Union Bank (NAME)	Map 53-9
1340 Cheyenne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par 22
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D 91132

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, Jean J. Marcrum and wife, Levern C. Marcrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manuel Guadalupe and wife, Ruth E. Guadalupe

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:

BEING Lot No. 3 on the Plan of Sequoia Valley, Section II, of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 94.3 feet on the westerly margin of Cheyenne Boulevard and runs back between lines measuring 187.0 feet on the southerly line and 117.9 feet on the northerly line to a line in the rear, measuring 107.0 feet thereon.

BEING the same property conveyed to Jean J. Marcrum and wife, Levern C. Marcrum by deed from Johnson Homes, Inc., of record in Book 4398, page 954, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 1340 Cheyenne Boulevard, Madison, Tennessee 37115
(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 20th day of June, 19 74

Jean J. Marcrum
Jean J. Marcrum

Levern C. Marcrum
Levern C. Marcrum

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean J. Marcrum and Evern C. Marcrum, (wife)

the 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 Nashville, Tennessee, this 20th day of June 1974

Commission expires 5-1-76

John W. Adams
Notary Public

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

Jean J. Marcrum, et ux

TO

Manuel Guadalupe, et ux

C 59799

IDENTIF. REFERENCE

JUN 20 3 43 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

JUN20 74	CONV	34,900.00			
JUN20 74 S'TAX			A*	90.74	
JUN20 74 PR'FEE			A*	.50	
JUN20 74	W'DEED		A*	4.00	* 95.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.