BOOK 4827 PAGE 346

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David H. Horowitz, et ux (NAME)	Commerce Union Bank (NAME)	Map 129-1
Tuckaway Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Parcel 56
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	8 D 72593

FOR AND IN CONSIDERATION of the sum of Thirty Seven Thousand, Five Hundred and no/100 ($37,500.00)---------- *Dollars,* cash in hand paid,

I, James Alvin Crossman,

have this day bargained and sold, and do hereby transfer and convey unto the said David H. Horowitz and wife Katarina B. Horowitz, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 2 on the Map of the Re-subdivision of Lot 963, West Meade Farms, Section 15, as of record in Book 4175, page 86, Register's Office for said County.

Said Lot No. 2 fronts 36.3 feet on the westerly side of Tuckaway Court and extends back on the south line 396 feet on the north line 295 feet to an irregular line which measures 289.9 feet 58.7 feet and 75 feet.

Being the same property conveyed to James Alvin Crossman, by deed from Thomas J. Broderick, III, as of record in Book 4451, page 458, said Register's Office. Mary B. Crossman, the wife of James Alvin Crossman, joins in this conveyance for the purpose of releasing any and all rights of dower and homestead she may have in the subject property, but no further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,500.00

Subscribed and sworn to before me, this the 12th day of June 19 74

My commission expires: 11-12-75 (Affix Seal)

Affiant James Alvin Crossman

Notary Public

This is improved ( ) unimproved ( ) property, known as Tuckaway 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 David H. Horowitz and Katarina B. Horowitz, their *(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 as of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* David H. Horowitz and wife Katarina B. Horowitz their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 12th day of June, 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.*

James Alvin Crossman

James Alvin Crossman

Mary B. Crossman

Mary B. Crossman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, James Alvin Crossman and Mary B. Crossman

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 Nashville, Tennessee, this 12 day of June, 19 74

Notary Public

Commission expires 11-12-75

EDWARD L. [illegible], JR. NOTARY PUBLIC DAVIDSON

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 ...

WARRANTY DEED

FROM

~~James Alvin Crossman and wife~~
Mary Bell Crossman

~~David H. Horowitz and wife~~

~~Katarina B. Horowitz~~

C 59813

IDENTIF. REFERENCE

JUN 20 3 57 PM '74

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN 20 74	CONV	37,500.00				
JUN 20 74	S'TAX		A*	97.50		
JUN 20 74	PR'FEE		A*	.50		
JUN 20 74	W'DEED		A*	4.00	*	102.00