FORM NO. WD-1

BOOK 4830 PAGE 542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

James E. Maddux, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 1974.

Notary Public

MY COMMISSION EXPIRES: 5-[illegible]-76
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE, STATE OF TENNESSEE

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, NUMBER
James E. Maddux, Jr. (NAME)	Commerce Union Bank (NAME)	83-15, 183
2807 Barclay Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	15DA 42422
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Melba Fleming, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Maddux, Jr. and wife, Charlyn Maddux

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. 220 on the plan of Fortland Park, Section One, of record in Plan Book 2663, page 61, Register's Office for said County.

SAID Lot No. 220 fronts 80 feet on the easterly margin of Barclay Drive and extends back 179.9 feet on the northerly line and 179.8 feet on the southerly line to a dead line in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Melba Fleming, a widow, by deed from Village Builders, Inc., of record in Book 4185, page 717, Register's Office for Davidson County, Tennessee.

This is unimproved (X) property, known as 2807 Barclay Drive, Nashville, Tennessee 37216
(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 my hand this 27th day of June, 1974

Melba Fleming
Melba Fleming

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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 Melba Fleming

the 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 27th day of June 1974.

Commission expires 5-1-76

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

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

MELBA FLEMING, A WIDOW

TO

JAMES E. MADDUX, JR., ET UX

C 6 1 2 9 0

IDENTIF. REFERENCE

JUL 1 3 39 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-1-74	CONV	29,500.00			
JUL-1-74	S'TAX		A*	76.70	
JUL-1-74	PR'FEE		A*	.50	
JUL-1-74	W'DEED		A*	4.00	* 81.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.