FORM NO. WD-1

BOOK 4849 PAGE 961

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 74

Notary Public

MY COMMISSION EXPIRES: August 14, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Attorney 3311 Gallatin Road Nashville, Tennessee 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Commerce Union Bank (NAME)	Commerce Union Bank (NAME)	Map 61-15
400 Union Street (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Parcel 325
Nashville, Tennessee 37219 (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, Irma Waller Nickens and husband, Charles A. Nickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Commerce Union Bank

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. 297 and the Northerly 10 feet of Lot No. 296 on the map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 297 and the Northerly 10 feet of Lot No. 296 lie adjoining and front together 120 feet on the Easterly side of the Gallatin Pike or the right-of-way of the Nashville and Gallatin Interurban Railway and run back between parallel lines 214.5 feet to a dead line.

BEING the same property conveyed to J. W. Waller and wife, Claudia B. Waller by deed from Ernest H. Parker and wife, Emma Alice Parker, of record in Book 1085, Page 544, Register's Office for Davidson County, Tennessee, the said J. W. Waller having predeceased Claudia B. Waller and the said Claudia B. Waller having since died testate devising the said property to her daughter, Irma Waller Nickens, as devisee under her will, said will being of record in Will Book 70, Page 43, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3806 Gallatin Road 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 our hand s this 25th day of August, 1974

Irma Waller Nickens

Charles A. Nickens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Irma Waller Nickens and Charles A. Nickens

the bargainors, 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 26th day of August 1974

Commission expires August 14, 1976

Paul G. Blankenship
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

TO

C 7 0 1 1 3

IDENTIF. REFERENCE

SEP 6 10 51 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-6	CONV	67,000.00			
SEP-6	S'TAX		A*	174.20	
SEP-6	PR'FEE		A*	.50	
SEP-6	W'DEED		A*	4.00	* 178.70