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WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank G. Erwin, Jr. (NAME)	Commerce Union Bank (NAME)	4D 60894
4758 Kennysaw Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 64-8
Old Hickory, Tenn. 37138 (CITY) (STATE) (ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Par. 18

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- *Dollars,*

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

INCOME DEVELOPMENT CORP. *has bargained and sold, and does hereby transfer and convey unto the said*

FRANK G. ERWIN, JR. and wife, SHERRY N. ERWIN

their ~~successors~~, *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lot NO. 373 on the Plan of Section Four, Sherwood Forest of record in Book 4460, pages 182 and 183, said Register's Office.

SAID Lot No.373 fronts 89.66 feet on the southwesterly margin of Kennysaw Drive and extends back 163.03 feet on the northwesterly line and 202.09 feet on the southeasterly line to a dead line in the rear, measuring 91.13 feet thereon.

BEING part of the same property conveyed to Income Development Corp. by deed from Jones Homes, Inc. of record in Book 4746, page 962, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,850.00

Subscribed and sworn to before me, this the 13th day of September 19 74

Affiant

My commission expires: 2-5-77 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (XX) unimproved ( ) property, known as 4758 Kennysaw Drive, Old Hickory, Tennessee 37138 (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

Grantees, their

~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantees, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13th *day of* September, *19* 74, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

Frank E. Patner Sec. Treasurer

INCOME DEVELOPMENT CORP.

BY: Eddie R. Warren

Eddie R. Warren, President

STATE OF TENNESSEE
Davidson County

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~Eddie R. Warren~~ and Frank E Ratner with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Sec - Treasurer respectively of the Income Development Corp. the within named bargainor, a corporation, and that (he) as such President and Sec.-Treasurer (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Eddie R. Warren as such President, and attesting the same by the said Frank E Ratner as such Sec. Treasurer.

Witness my hand and official seal at office at Nashville, Tenn on this the 13th day of September, 19 74

My commission expires 2-5-77

Notary Public

WARRANTY DEED

FROM

INCOME DEVELOPMENT CORP.

TO

FRANK G. ERWIN, JR., et ux

SEP 16 CONV 37,850.00
SEP 16 S'TAX A* 98.28
SEP 16 PR'FEE A* .50
SEP 16 W'DEED A* 4.00 * 102.78

C 7 1 1 9 8

IDENTIF. REFERENCE

SEP 16 10 04 AM '74

FELIX Z. A[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

[illegible]
ATTORNEYS AT LAW
STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201