FORM NO. WD-1

BOOK 4869 PAGE 143

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(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
Jay Arnold Lykins (NAME)	Commerce Union Bank (NAME)	6DA-80245
3812 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Bank (STREET ADDRESS)	Map. 133-11
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 140

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, JAMES S. FITCH and wife, EDITH D. FITCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAY ARNOLD LYKINS and wife, MARY LYNN LYKINS

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. 160 on the plan of Valley View Meadows, Section Two, of record in Plan Book 3600, page 60, Register's Office for said County.

SAID Lot No. 160 fronts 82.02 feet on the southeasterly margin of Valley Ridge Drive and extends back 142.42 feet on the northeasterly line and 107.65 feet on the southwesterly line to a dead line in the rear, measuring 86.61 feet thereon.

BEING the same property conveyed to James S. Fitch and wife, Edith D. Fitch, by deed from James H. Cox and wife, Sharon A. Cox, of record in Book 4812, page 777, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3812 Valley Ridge Drive, Nashville, Tennessee 37211
(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 16th day of November, 19 74

James S. Fitch

Edith D. Fitch

STATE OF TENNESSEE
Davidson County

BOOK 4869 PAGE 141

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Fitch and wife, Edith D. Fitch

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 18th day of November 19 74

Commission expires 11-30-76

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JAMES S. FITCH, et ux

TO

JAY ARNOLD LYKINS, et ux

C 78664

IDENTIF. REFERENCE

Nov 19 9 32 AM '74

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

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

NOV 19 74	CONV	30,000.00				
NOV 19 74	S'TAX		A*	78.00		
NOV 19 74	PR'FEE		A*	.50		
NOV 19 74	W'DEED		A*	4.00	*	82.50