FROM: Commerce Union Bank, Trustee
TO
Nancy Napier Sington

TCA 74102-S.2 exempts this conveyance from state transfer tax

D E E D

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Nancy Napier Sington	Same BOOK 4887 PAGE 304	93-9-168
(NAME:) C/O Bryan, Ward & Elmore	(NAME:)	93-9-169
(STREET ADDRESS OR ROUTE NUMBER) Stahlman Bldg., Nashville,	(STREET ADDRESS) Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FEB-5 MISC A* 8.00 * 8.00

WHEREAS, the will of James W. Napier, deceased, probated on July 8, 1947, of record in Will Book 62, page 131, of the records of the Probate Court of Davidson County, Tennessee, bequeathed and devised his residuary estate to Commerce Union Bank of Nashville, Tennessee, as Trustee, to pay the income from such trust to his wife, Mary C. Napier, during her lifetime and upon her death to distribute the remainder of the trust in equal shares among his three children, James W. Napier, Jr., Nancy Napier Sington (referred to in the will as Nancy B. Napier Sington), and Mary Napier Ganier (referred to in the will as Mary Margaret Napier). The aforesaid will authorized the Trustee to convey real estate with the consent of Mary C. Napier and James W. Napier, Jr. to be evidenced by their joining in the conveyance; to make distribution of the trust estate in cash or in kind or partly in each, not necessarily ratably but on the basis of equal value in the discretion of the Trustee and to execute any and all instruments necessary to effect such distribution; and

WHEREAS, the said Mary C. Napier died on September 30, 1974 and the Commerce Union Bank, as Trustee under said will, has made distribution in kind of the real estate owned by the aforesaid trust by this deed to Nancy Napier Sington and deeds executed simultaneously herewith to James W. Napier, Jr. and Mary Napier Ganier.

NOW, THEREFORE, in consideration of the premises, the Commerce Union Bank, as Trustee under the will of James W. Napier, deceased, hereby transfers and conveys to Nancy Napier Sington, her heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows to-wit:

THIS INSTRUMENT PREPARED BY:
Attorney
26th Fl., Life & Casualty Tower
Nashville, Tennessee 37219

Being Lots 92 and 94 on the Plan of McNairy's west Nashville Lots as of record in Book 9, page 322 and 323 of the Register's Office for Davidson County, Tennessee.

Said Lot 92 fronts 50 feet on the northerly side of McGavock Street and runs back between parallel lines 169 feet to an alley.

Being the same property in which Mary C. Napier conveyed to John W. Napier a life estate, he having since died, with the remainder to Commerce Union Bank, Trustee under the will of James W. Napier, deceased.

Lot 94 fronts 50 feet on the northerly side of McGavock Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to James W. Napier by deed from Mamie Wilson Riley and husband of record in Book 699, page 379 in the Register's Office for Davidson County, Tennessee, and was owned by him and devised by him to the Commerce Union Bank as aforesaid.

This conveyance is subject to a party-wall agreement between Mary C. Napier and Commerce Union Bank, Trustee under the will of James W. Napier, deceased, the said Mary C. Napier having been the owner of the adjacent lot, No. 96, which agreement is of record in Book 2637, page 489 of the Register's Office for Davidson County, Tennessee, and to such leases, restrictions and encumbrances as may affect the premises.

This is improved property known as 1118-1120 McGavock Street, Nashville, Tennessee.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy Napier Sington, her heirs and assigns forever.

James W. Napier, Jr., Nancy Napier Sington and Mary Napier Ganier, being all of the residuary legatees under the aforesaid will join in this conveyance for the purpose of approving the distribution in kind made by the Commerce Union Bank, Trustee, and the said James W. Napier, Jr. and Mary Napier Ganier hereby quitclaim and release the aforesaid property to Nancy Napier Sington, her heirs and assigns forever.

Executed at Nashville, Tennessee this 1st day of January, 1975.

COMMERCE UNION BANK, TRUSTEE

ATTEST:

By: W. Kirk Sadler, Jr.
Vice President

Thomas H. Shanks Jr.
Trust Officer

James W. Napier, Jr.

Mary Napier Ganier

Nancy Napier Sington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Wanda Harrison, a Notary Public in and for the County and State aforesaid, personally appeared M. Kirk Scobey, Jr., with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Commerce Union Bank, Trustee, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as such Trustee, by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1975.

Wanda Harrison
Notary Public

My Commission Expires: 11-19-75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Wanda Harrison, a Notary Public in and for the County and State aforesaid, personally appeared James W. Napier, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of January, 1975.

Wanda Harrison
Notary Public

My Commission Expires: 11-19-75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Wanda Harrison, a Notary Public in and for the County and State aforesaid, personally appeared Mary Napier Ganier, the within named 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 seal, at office in Nashville, Tennessee, this 23rd day of January, 1975.

Wanda Harrison
Notary Public

My Commission Expires: 11-19-75

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, Louise M. Panos, a Notary Public in and for the County and State aforesaid, personally appeared Nancy Napier Sington, the within named 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 seal, at office in Birmingham, Alabama, this 31st day of January, 1975.

Louise M. Panos
Notary Public

My Commission Expires: 6/28/76

FEB 5 3 57 PM '75
FELIX A. KLEIN II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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