FROM: Commerce Union Bank, Trustee
TO
James W. Napier, Jr.

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
Mr. James W. Napier, Jr.	Same	93-9-171
(NAME) C/O Bryan, Ward & Elmore	(NAME) BOOK 4887 PAGE 312	
(STREET ADDRESS OR ROUTE NUMBER) Stahlman Bldg., Nashville, Tenn. 37219	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Map Mo

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 James W. Napier, Jr. and deeds executed simultaneously herewith to Mary Napier Ganier and Nancy Napier Sington.

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 James W. Napier, Jr., his heirs and assigns, a one-third undivided interest in 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 98 and 100 on the Plan of McNairy's west Nashville Lots, as of record in Book 9, pages 322 and 323 of the Register's Office of Davidson County, Tennessee.

Said lots together front 100 feet on the northerly side of McGavock Street and run back between parallel lines along the easterly margin of 12th Avenue, South 169 feet to an alley in the rear. The aforesaid property was owned by James W. Napier at the date of his death and devised by him to the Commerce Union Bank, Trustee as aforesaid; being a one-third undivided interest.

This is improved property known as 1126-28-30 McGavock Street, Nashville, Tennessee.

The aforesaid property is conveyed subject to such leases, restrictions and encumbrances as may affect the premises.

To have and to hold the said one-third undivided interest in the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Napier, Jr., his 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 Mary Napier Ganier and Nancy Napier Sington hereby quitclaim and release the aforesaid property to James W. Napier, Jr., his heirs and assigns forever.

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

COMMERCE UNION BANK, TRUSTEE

By: M. Kirk Gabe, Jr.
Vice President

ATTEST:

Thomas A. Shanks, Jr.
Trust Officer

James W. Napier, Jr.

Mary Napier Ganier

Nancy Napier Sington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wanda Hanson, 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 1st day of January, 1975.

Wanda Hanson
Notary Public

My Commission Expires: 11-19-75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bevore me, Wanda Hanson, 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 Hanson
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 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 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

FILED FEB 5 3 59 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

IDENTIF. REFERENCE

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