BOOK 4900 PAGE 280

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Shirley J. Douglas (NAME)	Commerce Union Bank (NAME)	BM-03910
418 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 116-11
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par 40

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, paid by the Grantee, Shirley J. Douglas, to the Grantor hereinafter named, receipt of which is hereby expressly acknowledged, the undersigned Grantor, Josephine R. Binns

has does
~~XX~~ *this day bargained and sold, and* ~~XX~~*hereby transfer and convey unto the said* Shirley J. Douglas, wife of Richard Douglas, Jr., for her sole and separate use, and that of her

(~~XXXXX~~ *heirs and assigns,*

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

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 40 feet of lot No. 11 and all of lot No. 10 of Block "E" on the map of the Honeywood Subdivision of the Malone property, not of record, more particularly described as follows:
Beginning at a point on the easterly margin of Sunnyside Drive, the southwest corner of property heretofore conveyed to Marie C. Duncan by deed recorded in Book 1713, page 179, Register's Office for said County, and running thence in a northeasterly direction, with Duncan's south line, 255 feet, more or less, to a point in a stone fence, Duncan's southeast corner; thence in a southerly direction, with said fence 200 feet, one-inch, more or less, to a point, the southeast corner of said Lot No. 10, as shown on said plan; thence in a southwesterly direction with the southerly line of said lot No. 10, 204 feet, more or less, to a point in the easterly margin of Sunnyside Drive, the southwest corner of said Lot No. 10; thence in a northerly direction, with the easterly margin of Sunnymeade Drive, following a curve with a radius of 598.7 feet, 140 feet to the beginning.

Being the same real property conveyed to Josephine R. Binns, by deed from John Holman Haggard and wife, of record in Book 2995, page 347, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 27TH day of March 19 75.

Affiant

My commission expires: 5-1-76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 418 Sunnyside Drive, Belle Meade, Nashville (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 Shirley J. Douglas, her ~~XXXXXX~~,

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for taxes for the current year which are prorated and assumed by Grantee.

I myself, my *further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said* Shirley J. Douglas, her

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

Witness my *hand this* 27th *day of* March 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Josephine R. Binns

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Morton B. Howell, Jr. *, a Notary Public in and for said County and State,* aforesaid the within named Josephine R. Binns,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the foregoing instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 27 *day of* March *, 19* 75

Commission expires January 31, 1976 Morton B. Howell, Jr. *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

This instrument prepared by
Morton B. Howell, Jr.
HOWELL & FISHER, ATTORNEYS
401 Court Square Building
Nashville, Tennessee 37201

APR-1 75	CONV	90,000.00			
APR-1 75 S TAX			A*	234.00	
APR-1 75 PR FEE			A*	.50	
APR-1 75	W DEED		A*	4.00	* 233.50

WARRANTY DEED

FROM

Josephine R. Binns

TO

Shirley J. Douglas

C 92600

IDENTIFICATION REFERENCE

APR 1 CO 11 AM '75

REGISTER'S OFFICE

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

ATTORNEYS AT LAW
112 SOUTH FRENCH BUILDING
NASHVILLE, TENNESSEE 37201