FORM NO. WD-1

BOOK 4969 PAGE 356

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Ralph Baugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1975.

D. Head
Notary Public

MY COMMISSION EXPIRES: Dec. 8 Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Baugh (NAME)	Owner (NAME)	Map 93-11
137-51st Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 172
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~, COMMERCE UNION BANK, executor under the will of Albert Thomas Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH BAUGH

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:

Being Lots Nos. 21 and 22 in Rutledge's Addition to the City of Nashville, of record in Book 21, page 73, Register's Office for said County.

Said Lots Nos. 21 and 22 adjoin and front together 100 feet on the west side of First Avenue South and runs back between parallel lines 150 feet to an alley.

Being the same property vested in Commerce Union Bank, executor under the Will of Albert Thomas Brown, deceased, with full power to sell and convey.

unimproved ( )
This is improved (X) property, known as 37 Rutledge Street, Nashville, Tennessee
(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.

IN WITNESS WHEREOF The Commerce Union Bank, executor under the will of Albert Thomas Brown, have caused this instrument to be executed by it's duly authorized officer ~~on this the 1st day of May, 1975.~~

COMMERCE UNION BANK, executor under the will of Albert Thomas Brown.

Witness

CLYDE WELLS, TRUST OFFICER

BOOK 4909 PAGE 357

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Thelma M. Sager, a Notary Public within and for the State and County aforesaid, personally appeared WELTON WELLS and _____ with whom I am personally acquainted and who upon (his oath) (their oaths) acknowledged (himself) (themselves) to be the TRUST OFFICER and _____ respectively of the COMMERCE UNION BANK the within named bargainor, a corporation, and that (he) (they) as such TRUST OFFICER 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 WELTON WELLS as such TRUST OFFICER, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 1st day of May, 19 75.

My commission expires January 31, 1978

Thelma M. Sager
Notary Public

THELMA M. SAGER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Commerce Union Bank, Executor under the will of Albert Thomas Brown.

TO

RALPH BAUGH

C 96703

IDENTIF. REFERENCE

MAY 2 1 58 PM '75

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-2 75	CONV	18,500.00				
MAY-2 75 S'TAX			A*	48.10		
MAY-2 75 PB'FEE			A*	.50		
MAY-2 75	W'DEED		A*	4.00	*	52.60