Prepared by: Thomas F. Powers
Newsom Rd.
Nashville, Tenn.

WARRANTY DEED

BOOK 4925 PAGE 239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sammie Menzies, Jr. et al	Same	105-9-438
(NAME)	(NAME)	
2031 Elliott Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, under an agreement by and between Willie Mai Menzies and Commerce Union Bank, dated July 7, 1960, as trustee

have this day bargained and sold, and do hereby transfer and convey a one-third undivided interest each unto the said Sammie Menzies, Jr., Elease Menzies Vaughn and Bessie Mai Menzies, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly end of lot No. 68 on the Waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, described according to a plan made August 10, 1918, by W.B. Southgate, and more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

JUN 20 75 CONV 17,560.00
JUN 20 75 S'TAX A* 45.76
JUN 20 75 PR'FEE A* .50
JUN 20 75 W'DEED A* 6.00 * 52.26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,560.00

Subscribed and sworn to before me, this the 20th day of June 19 75

Affiant

My commission expires Notary Public Commission Expires Oct. 29, 1977
(Affix Seal)

This is unimproved / improved property, known as (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 Sammie Menzies, Jr., Elease Menzies Vaughn and Bessie Mai Menzies, their

(successors), heirs and assigns forever. we do *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves *and representatives, to warrant and forever defend the title to said real estate to said* Sammie Menzies, Jr., Elease Menzies Vaughn and Bessie Mai Menzies, their

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

Witness our hands this 19th *day of* June, 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.*

Commerce Union Bank as trustee under an agreement by and between Willie Mai Menzies and Commerce Union Bank, dated July 7, 1960. Attest:

By: W. Kirk Sale, Jr.
Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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*.....

.....*Notary Public*

Commission expires .....

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared M. Kirk Scobey Jr. and T. Vance Little, with each of whom I am personally acquainted, and who each upon their several oaths acknowledged themselves to be Vice President and Vice President respectively of the Commerce Union Bank, the within named bargainor and Co-Trustee, a corporation, and that they as such Vice President and Vice President, being authorized so to do, executed the aforegoing instrument for the purposes therein contained by signing the name of the corporation by the said M. Kirk Scobey Jr. as such Vice President and attesting the same by the same T. Vance Little as such Vice President.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, on this the nineteenth day of June, 1975.

NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

V. Ann Clark
NOTARY PUBLIC My commission expires 11/30/77

WARRANTY DEED

FROM
Commerce Union Bank, Trustee

TO
Sammie Menzies, Jr.,
Elease Menzies Vaughn and
Bessie Mai Menzies

D 03760

IDENTIF. REFERENCE

JUN 20 3 09 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Being the northerly end of lot No. 68 on the Waverly Land Company's Plan of lots called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, described according to a plan made August 10, 1918, by W.B. Southgate, as follows: Beginning on the southwesterly margin of Kirkman, or Elliot Avenue, 68 feet 2 inches southeasterly from the beginning of a curve; thence with the southwesterly margin od said Avenue in a northwesterly direction 68 feet 2 inches to the beginning of said curve; thence with said curve in a northwesterly, westerly and southwesterly direction 104 feet 2 inches to the end of said curve, opposite the mouth of Arthington Avenue; thence southerly with the easterly margin of an alley 64 feet; thence in a northeasterly direction in a straight line 148½ feet to the beginning.

Being the same real property conveyed to Mrs. Lena Myers and Mrs. Ethel Hantelmann by deed from Mary L. Griffith, dated March 30, 1921, filed April 21, 1921, and recorded in Book 567, page 256, said Register's Office, and by deed of correction dated April 28, 1922, filed May 15,1922, and recorded in Book 584, page 500, said Register's Office, and the said Lena Myers and husband conveyed all her interest in said property to Mrs. Ethel Hantelmann by deeds dated March 22,1922, filed April 8, 1922, of record in Book 577, page 419, and dated May 28, 1931, filed June 8, 1931, of record in Book 873, page 552, said Register's Office.

Being the same real property conveyed to Commerce Union Bank as Trustee under an agreement by and between Willie Mai Menzies and Commerce Union Bank, dated July 7, 1960, by deed from Ethel Hantelmann, a widow, dated February 1, 1962, filed February 2, 1962, and recorded in Book 3340, page 451, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deeds of record in Book 115, page 486, and Book 567, page 256, all of said Register's Office.