BOOK 4874 PAGE 429

THIS INSTRUMENT PREPARED BY
Thompson, Lieberman, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gregory P. Edwards and Tanya C. Edwards (NAME)	Commerce Union Bank (NAME)	9D 28753
744 Myhr Drive (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	142-14-110
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, George M. Encinas and wife, Grace M. Encinas,

have this day bargained and sold, and do hereby transfer and convey unto the said Gregory P. Edwards and wife, Tanya C. Edwards, their [redacted], *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 336 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 336 fronts 80 feet on the westerly side of Myhr Drive and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to George M. Encinas and wife, Grace M. Encinas, by deed from Allen W. Cook and wife, Mackalee Cook, of record in Book 4827, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions and other encumbrances of record in said Register's Office.

JOHN V. ADAMS ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $44,500.00

Subscribed and sworn to before me, this the 24th day of November 1975

Affiant Gregory P. Edwards

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

Notary Public John V. Adams

This is unimproved (XX) improved property, known as 744 Myhr Drive, Nashville, Tennessee 37221 (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 Gregory P. Edwards and wife, Tanya C. Edwards, their [redacted], *heirs and assigns forever.* We *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,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gregory P. Edwards and wife, Tanya C. Edwards, their [redacted], *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 14th day of November, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George M. Encinas

George M. Encinas

Grace M. Encinas

Grace M. Encinas

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STATE OF TEXAS }
COUNTY OF [redacted] }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George M. Encinas and wife, Grace M. Encinas

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Paso [redacted] Texas this 21st day of November, 19 75

NOTARY PUBLIC COUNTY OF EL PASO, TEXAS

Commission expires June 1977

James Savage 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.....

.....Notary Public

NOV26 75	CONV	44,500.00			
NOV26 75	S'TAX		B*	115.70	
NOV26 75	PR'FEE		B*	.50	
NOV26 75	W'DEED		B*	4.00	* 120.20

WARRANTY DEED

FROM

George M. Encinas, et ux

TO

Gregory P. Edwards, et ux

D 2 5 9 1 9

IDENTIFICATION REFERENCE

Nov 26 9 07 AM '75

DAVIDSON COUNTY, TENN.

WILKINS & ADAMS, ATTORNEYS
[redacted]
NASHVILLE, TENNESSEE 37219

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238