BOOK 2004 PAGE 653

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	90-625904
(NAME)	(NAME) Union at Fourth	142-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	25
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

JAN-2? CONV 56,250.00
JAN-2? S'TAX B* 146.12
JAN-2? PR'FEE B* .50
JAN-2? W'DEED B* 4.00 * 150.62

COMMERCE UNION BANK

have bargained and sold, and by these presents do transfer and convey unto the said VIRGINIA H. MacLEAN and husband, GORDON E. MacLEAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 363 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the easterly margin of Stirrup Drive, the common front corner of Lots Nos. 362 and 363 on said plan; thence eastwardly along the line between said Lots 115.0 feet to a concrete monument, the common rear corner of Lots Nos. 362, 363, 364 and 365; thence southwardly along the line between Lots Nos. 363 and 364, 136.0 feet to a point in the margin of Wagon Drive; thence along the margin of Wagon Drive westwardly 74.6 feet to a concrete monument, the beginning of a curve; thence with a curve to the right having a radius of 25 feet 35.70 feet to a concrete monument in the easterly margin of Stirrup Drive; thence northwardly along the margin of Stirrup Drive, 100.0 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by deed of foreclosure from William N. Dearborn, Trustee of record in Book 4926, page 675, Register's office for said County.

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as Stirrup Drive (House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of Dec., 19 75.

COMMERCE UNION BANK

BY: Christopher McDonald
Asst. Vice President

BY: Joseph M Watts
BANKING OFFICER

BOOK 4904 PAGE 860

STATE OF TENNESSEE
COUNTY OF _____

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, V. L. Balduca, a Notary Public of the State and County aforesaid, personally appeared C. Christopher McDonald and Joseph M. Watts with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be First Vice Pres and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that they as such Vice Pres and Banking Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said C. Christopher McDonald as such First Vice President and attesting the same by the said Joseph M. Watts as such Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of December, 1975.

V. L. Balduca
Notary Public

Commission expires 8-1-77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Virginia H. MacLean

Sworn to and subscribed before me this 30 day of December, 1975.

My commission expires 8-1-77 Notary Public V. L. Balduca

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LACKEY	Address
	First Federal Building	
	Nashville, Tennessee 37219	

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM COMMERCE UNION BANK

TO VIRGINIA H. MacLEAN AND HUSBAND GORDON E. MacLEAN

30575

IDENTIF. REFERENCE

JAN 2 2 27 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219