FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 19 76.

Notary Public

MY COMMISSION EXPIRES: July 27, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Atty., 911 J. C. Bradford Bldg. Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Simpson, et ux (NAME)	Commerce Union Bank (NAME)	
4417 Juneau Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	75-7
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	#8

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, WESLEY L. TOMLIN and wife, CATHERINE M. TOMLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL A. SIMPSON and wife, MARY C. SIMPSON

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 Lot No. 5 on the Plan of Tulip Grove Subdivision, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee

Said Lot No. 5 fronts 90.00 feet on the westerly margin of Juneau Drive and runs back between lines, 149.68 feet on the northerly line and 149.84 feet on the southerly line to a dead line in the rear, measuring 90.00 feet thereon.

Being the same property conveyed to Wesley L. Tomlin and wife, Catherine M. Tomlin by deed from Dewey B. Maxwell and wife, Edith E. Maxwell of record in Book 4386, Pages 641 and 642, said Register's Office.

This conveyance is subject to:

1. Taxes for 1976 which have been prorated and are assumed by the Grantees.

2. Deed of Trust of record in Book 4386, Page 643, said Register's Office securing a note payable to Commerce Union Bank, dated December 3, 1969, and the Grantees hereby assume the payment of the same and said assumption is part of the consideration for this conveyance.

unimproved ( ) This is improved (XX) property, known as 4417 Juneau Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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.

Witness our hand S this 13th day of February, 19 76

Wesley L. Tomlin

Catherine M. Tomlin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley L. Tomlin and Catherine M. Tomlin

the bargainor S, 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 Nashville, Tennessee, this 13th day of February, 1976.

Commission expires July 27, 1976

Harold J. Rowden
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WESLEY L. TOMLIN & CATHERINE M. TOMLIN

TO
PAUL A. SIMPSON and MARY C. SIMPSON

D 36399

IDENTIF. REFERENCE

FEB 18 8 59 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 18	CONV	30,500.00			
FEB 18	STAX		B*	79.30	
FEB 18	PRFEE		B*	.50	
FEB 18	[illegible]		B*	4.00	* 83.80