BOOK 5000 PAGE 363

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Anderson and wife, (NAME)	Same (NAME)	Map 42-11
500 Graycroft (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 10
Nashville Tenn (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, a Tennessee banking corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Anderson and wife, Frances Anderson

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. 56 on the Map of Morning View Subdivision, Section IV, as of record in Book 2330, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 205.47 feet on the easterly side of Graycroft Road, and runs back 215.75 feet on the northerly side and 258.50 feet along a broken line on the southerly side, to a dead line in the rear on which it measures 117.45 feet.

Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by Trustee's Deed from William N. Dearborn, Trustee, of record in Book 4950, page 967, Register's Office for said County.

2-27-76 C.O. 44,200.00
ST. 114.92
R.E. .50
W.D. 4.00 119.42

unimproved ( )
This is improved ( ) property, known as
(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 successors, assigns 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 its hand this 20TH day of February, 19 76

COMMERCE UNION BANK

Attest: By: [illegible] Asst. V.P.

By: J. Terry Hunt, S.V.P.

STATE OF _____)

COUNTY OF _____)

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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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Barbara E. Havron, a Notary Public within and for the State and County aforesaid, personally appeared J. Terry Hunter and Wm H. McReynolds, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr. Vice President and Asst. Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. V. Pres. and Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Terry Hunter as such Sr. V. Pres., and attesting the same by the said _____ as such Assistant Vice President

WITNESS my hand and official seal at office at Nashville, Tennessee on this 20th day of Feb., 1976

My Commission Expires: 1/29/77

Barbara E. Havron
Notary Public

D 37736

WARRANTY DEED

FROM

COMMERCE UNION BANK, a

TO

Tennessee banking corporation

ROY ANDERSON and wife,

FRANCES ANDERSON

IDENTIFICATION REFERENCE

FEB 27 9 56 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File Box 6

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 44,200.00

Roy C. Anderson
Affiant

Subscribed and sworn to before me this 20 day of Feb, 1976

My Commission Expires: July 27, 1977

Linda H. Rollinger
Notary Public

LINDA H. ROLLINGER NOTARY PUBLIC DAVIDSON COUNTY, TENN.