This instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5004 PAGE 576

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. Welling LaGrone, Jr., et ux (NAME)	Commerce Union Bank (NAME)	Map 130-11
4418 Wayland Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 102
Nashville, Tennessee 37215 (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 by A. Welling LaGrone, Jr. and wife, Salli S. LaGrone and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Harry H. Ward and wife, Helen H. Ward,

have this day bargained and sold, and do hereby transfer and convey unto the said A. Welling LaGrone, Jr. and wife, Salli S. LaGrone,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Hycrest Acres, II, as of record in Book 2083, page 82, Register's Office for said County.

Said Lot No. 1 begins at a point on the northeasterly side of Wayland Drive, said point being the common front corner of Lots Nos. 1 and 2 on the above plan; thence north 39° 31' west 100 feet to a point; thence north 23° 47' east 300 feet to a point; thence south 72° 45' east 175.7 feet to a point, said point being the common rear line of Lots Nos. 1 and 2 on above plan; thence south 36° 56' west, along the common line of Lots Nos. 1 and 2, 374.74 feet to the point of beginning.

Being the same property conveyed to Harry H. Ward and wife, Helen H. Ward, by deed from Wilbur C. Sensing, Jr. and wife, Lucy T. Sensing, of record in Book 4427, page 140, Register's Office for said County.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear and westerly lines of premises, 75-foot building setback line from Wayland Drive, and conditions of owner's ceritificate, as shown on plan of record in Book 2083, page 82, Register's Office for said County, and restrictive covenants of record in Book 1449, page 155, and Book 1728, page 121, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 10th day of March, 19 76

Affiant

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

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is ( ) unimproved (X) improved property, known as 4418 Wayland Drive, Nashville, Tennessee
(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
A. Welling LaGrone, Jr. and wife, Salli S. LaGrone
their *(successors),*

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 for 1976 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* A. Welling LaGrone, Jr. and wife, Salli S. LaGrone
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 10th *day of* March, *19* 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry H. Ward

Helen H. Ward

2001 211

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry H. Ward and wife, Helen H. Ward

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 Nashville, Tennessee, this 10th day of March, 1976.

Commission expires 5-1-76

John V. Adams
Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

MAR 11 76 CONV 59,000.00
MAR 11 76 S'TAX B* 153.40
MAR 11 76 PR'FEE B* .50
MAR 11 76 W'DEED B* 4.00 * 157.90

WARRANTY DEED

FROM

Harry H. Ward, et ux

TO

A. Welling LaGrone, Jr., et ux

D 89706

IDENTIF. REFERENCE

MAR 11 11 28 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Dan L. Bay 8

WILKINS, ADAMS & WILLIAMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Compliments of

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