BOOK 5029 PAGE 663

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,200.00 Ronnie D Ledford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 76

Patricia S. Price
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE D. LEDFORD	Commerce Union Bank	MAP 71-7
(NAME)	(NAME)	
1814 Meridian Street	Parkway Towers, Suite 2114	PAR 180
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Nashville, Tn 37219	12D 51140
(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, ROBERT W. PARKHURST and EDD R. TURNER, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE D. LEDFORD et ux JOY J. LEDFORD

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:

LAND in Davidson County, Tennessee, being the north 50 feet of Lot No. 11 on the Resubdivision of I. D. Luton's Addition, as of record in Book 974, page 55, Register's Office for said County.

SAID part of said lot fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Robert W. Parkhurst and Edd R. Turner, III by deed from C. Edward Coomer, Substitute Trustee of record in Book 4991, page 597, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

SAID property was purchased at a foreclosure sale. At that time the property was subject to a federal tax lien of record in Book 4910, page 671, said Register's Office. The attached Affidavit is placed of record for the purpose of certifying that all requirements of prior notice to the Internal Revenue Service have been met and that the 120 day redemption period has now expired.

This is improved (XX) unimproved ( ) property, known as 1814 Meridian Street (House Number) (Street) Nashville, TN 37207 (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 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 26TH day of MAY, 1976

Robert W. Parkhurst

Edd R. Turner, III

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT W. PARKHURST and EDD R. TURNER, III

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 26TH day of MAY, 19 76

Commission expires 9-8-79

Patricia A. Spicer
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
ROBERT W. PARKHURST

TO
RONNIE D. LEDFORD

D 5 1 1 7 5

IDENTIF. REFERENCE

MAY 27 2 51 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

MAY27'76	CONV	14,200.00			
MAY27'76	S TAX		B*	36.92	
MAY27'76	PRT FEE		B*	.50	
MAY27'76	W DEED		B*	6.00	* 43.42

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

A F F I D A V I T

I, C. EDWARD COOMER, Attorney, being first duly sworn according to law, depose and say as follows:

I was appointed Substitute Trustee by instrument of record in Book 4980, page 234, Register's Office for Davidson County,Tennessee, to foreclose on property located at 1814 Meridian Street, Nashville, Tennessee, pursuant to the terms of a Deed of Trust of record in Book 3108, page 215, Register's Office for Davidson County,Tennessee; that notice of the sale was duly published in the Nashville Record on December 30, 1975, January 6, 1976, and January 13, 1976; that the Internal Revenue Service was provided the necessary Notice of Sale more than 25 days prior to the sale; that all due process and notification was compled with pursuant to the terms of the Deed of Trust and the laws of the State of Tennessee and the rules and regulations of the Internal Revenue Service; that the sale was held at 12 o'clock noon at the Courthouse in Davidson County,Tennessee, on January 21, 1976; that the highest and best bid received at the sale was that of Robert W. Parkhurst and Edd R. Turner, III in the amount of $5,300.00; and that a Substitute Trustee's Deed was executed by me and delivered to the said Robert W. Parkhurst and Edd R. Turner, III for the following described property:

> Land in Davidson County,Tennessee, being the north 50 feet of Lot No. 11 on the re-subdivision of I.D. Luton's Addition of record in Book 974, page 55, Register's Office for said County.
>
> Said part of said lot fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 200 feet to a dead line.

FURTHER DEPONENT SAITH NOT.

C. EDWARD COOMER

Sworn to and subscribed before me this 26th day of May 1976.

NOTARY PUBLIC

My commission expires: 5/8/78