Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 5032 PAGE 533

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Taylor, Jr., et ux	Commerce Union Bank	15 0A 34135
(NAME)	(NAME)	
1621 Branch Street	400 Union Street	72-15-157
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of----------

Ten and No/100---------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note secured by a Deed of Trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Elease (Boyd) Taylor,

have this day bargained and sold, and do hereby transfer and convey unto the said

James A. Taylor, Jr. and wife, Gloriaetta Taylor, their

(successors), heirs and assigns,

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

Being Lot No. 44 on the Plan of Porter Road Subdivision, as of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50.0 feet on the easterly margin of Branch Street (formerly McKinney Avenue), and runs back between parallel lines measuring 150.0 feet on each line to a dead line in the rear measuring 50.0 feet thereon.

Being the same property awarded to Elease Boyd by divorce decree of record in Book 4315, page 981, Register's Office for Davidson County, Tennessee.

NOTE: Elease Boyd and Elease (Boyd) Taylor is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 16th day of June 19 76

Affiant Elease Taylor

My commission expires: 5-27-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1621 Branch Street, Nashville, TN 37216
(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

James A. Taylor, Jr. and wife, Gloriaetta Taylor, their

(successors), heirs and assigns forever. I *covenant that* I am *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 as herein mentioned.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* June, 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.*

Elease Taylor (Boyd)

Elease (Boyd) Taylor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, Elease (Boyd) Taylor ...

the within named 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 ... Tennessee, this 1st day of June, 19 76.

Commission expires 5-27-79

Notary Public

FRANK S. KING, JR. * NOTARY PUBLIC * DAVIDSON COUNTY * STATE OF TENNESSEE * LARGE SEAL

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 ...

Commission expires ...

Notary Public

JUN-7[76] CONV 14,000.00
JUN-7[76] S'TAX B* 36.40
JUN-7[76] PR'FEE B* .50
JUN-7[76] W'DEED B* 4.00 * 40.90

WARRANTY DEED

FROM Elease (Boyd) Taylor

TO James A. Taylor, Jr., et ux

D 52473

IDENTIF. REFERENCE

JUN 7 2 32 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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