FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Angus S. Hastings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angus S. Hastings (NAME)	Commerce Union Bank (NAME)	4D 24156
609 Des Moines Dr. (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Pkwy., Suite A (STREET ADDRESS)	75-7
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	59

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, Charles F. Steagald, Jr. et ux Phyllis D. Steagald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angus S. Hastings

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. 50 on the Plan of Tulip Grove Subdivision, Section II, as of record in Book 3700, page 122, Register's Office, Davidson County, Tennessee.

SAID Lot No. 50 fronts 78.80 feet on the easterly margin of Des Moines Drive and runs back between lines measuring 165.48 feet on the southerly line and 189.45 feet on the northerly line to a dead line in the rear measuring 123.76 feet thereon.

BEING the same property conveyed to Charles F. Steagald, Jr. et ux Phyllis D. Steagald by deed from Johnson Homes, Inc., as of record in Book 4207, page 840, Register's Office, Davidson County, Tennessee.

GRANTEE herein agrees to assume and pay the first mortgage, payable to Commerce Union Bank, as of record in Book 4207, page 842, said Register's Office.

ESCROW and insurance to be transfered to Grantee.

This conveyance is subject to restrictions and easements as of record in Book 4134, page 51, said Register's Office.

This is unimproved ( ) improved (X) property, known as 609 Des Moines Drive Hermitage, Tennessee 37076
(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 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 9th day of July, 19 76

Charles F. Steagald, Jr. / Phyllis D. Steagald /

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 Charles F. Steagald, Jr. et ux Phyllis D. Steagald

the bargainor S, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of July 19 76

Commission expires 1-29-79

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) acknowledged (themselves) (himself) 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

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WARRANTY DEED

FROM

Charles F. Steagald et ux

Phyllis D. Steagald

TO

Angus S. Hastings

IDENTIF. REFERENCE

JUL 14 10 25 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Lulle Burkett

JUL 14 76	CONV	40,000.00			
JUL 14 76	S'TAX		B*	104.00	
JUL 14 76	PR'FEE		B*	.50	
JUL 14 76	W'DEED		B*	4.00	* 108.50