BOOK 5067 PAGE 68

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Lieberman, and Crawford
FIRST AMERICAN CENTER
NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LeRoy Reeder (NAME)	Commerce Union Bank (NAME)	131-14
4609 Skymont Drive (STREET ADDRESS OR ROUTE NUMBER)	5270 Poplar Avenue (STREET ADDRESS)	1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38117 (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.

We, Joseph H. Fishbein and wife, Gloria B. Fishbein

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

~~heirs~~, *heirs and assigns,*

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

Being Lot No. 273 on the Plan of Tynewood Estates, Section II, of record in Book 2900, pages 89 and 90, Register's Office for said County.

Said lot fronts 199.1 feet on the west side of Skymont Drive and extends back 516 feet on the north line and 504 feet on the south line, to a dead line on which it measures 133 feet.

Being the same property conveyed to Joseph H. Fishbein and wife, Gloria B. Fishbein, by deed from Roy M. Niel and wife, Alice Arthur Niel, of record in Book 4538, page 870, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) Ten-foot easement for public utilities along the west rear line of premises, a 100-foot building setback line from Skymont Drive, and conditions of owner's certificate, as shown on plan of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 3069, page 566, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $69,900.00

Subscribed and sworn to before me, this the 7th day of September 19 76

Affiant

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4609 Skymont 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 LeRoy A. Reeder, his

~~heirs~~, *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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LeRoy Reeder, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* September, 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.*

Joseph H. Fishbein

Gloria B. Fishbein

Gloria B. Fishbein

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR. *a Notary Public in and for said County and State,* Joseph H. Fishbein and wife, Gloria B. Fishbein

the within named bargainor....., 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, Davidson County, Tennessee, *this* 7th *day of* September, *19* 76.

George V. Crawford
Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD NOTARY PUBLIC STATE OF TENN. AT LARGE

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 .....

SEP 10 76 CONV 69,900.00
SEP 10 76 S'TAX B* 181.74
SEP 10 76 PR'FEE B* .50
SEP 10 76 W'DEED B* 4.00 * 186.24

WARRANTY DEED

FROM
Joseph H. Fishbein and wife, Gloria B. Fishbein

TO
LeRoy Reeder

067240

IDENTIFICATION REFERENCE

SEP 10 8 36 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Box 8

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