WARRANTY DEED

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 5068 PAGE 56

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,238.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 76

Notary Public

MY COMMISSION EXPIRES: 5-20-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oakley W. Bryan et al (NAME)	Commerce Union Bank (NAME)	75 12
601 Denver (STREET ADDRESS OR ROUTE NUMBER)	400 Union (STREET ADDRESS)	87
Hermitage, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37201 (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, Buster T. Raines and wife, Ella Raines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oakley W. Bryan et ux, Vernice Bryan and Jerry R. Moore, et ux, Neldia J. Moore

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 Lot No. 240 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of Baton Rouge Drive, which is a common corner of Lots 241 and 240; thence southeasterly 142.52 feet to a point; thence southwesterly 113.13 feet to a point on the northerly margin of Denver Drive; thence along said margin 110.00 feet to a point; thence around a curve 41.98 feet to a point on the easterly margin of Baton Rouge Drive; thence northeasterly along said margin 121.78 feet to the point of beginning.

Being the same property conveyed to Buster T. Raines and wife, Ella Raines by deed from David Kent Sparkman and wife, Sherry L. Sparkman, as of record in Book 4951, page 361, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument in favor of Commerce Union Bank of record in the Register's Office for said County.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 601 Denver Drive, Hermitage, TN. 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 hands this 3rd day of September, 19 76

x Buster T. Raines x Ella Raines

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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, the within named Buster T. Raines and wife, Ella Raines

the 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, TN. this 9th day of September, 1976

Commission Expires 6/23/79

E. A. Wilkerson
Notary Public

WILKERSON NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF
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 purpose 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

D 67723

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IDENTIF. REFERENCE

SEP 14 9 55 AM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

SEP 14 76	CONV	34,238.58			
SEP 14 76	S'TAX		B*	88.92	
SEP 14 76	FEE		B*	.50	
SEP 14 76	W'DEED		B*	4.00	* 93.42

WARRANTY DEED

FROM
Buster T. Raines et ux

TO
Oakley W. Bryan et ux, Vern e Bryan
and
Jerry R. Moore et ux, Neldia . Moore

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York