FILE BOX

Form No. WD-1

BOOK 5069 PAGE 718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

34,900.00

Richard W. Byard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Byard (NAME)	Commerce Union Bank (NAME)	3D 60556
912 Shauna Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	96-13
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	136

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, Clive J. See et ux Pauline See

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Byard et ux Paulette Byard

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. 14 on the Plan of Malvin Heights as of record in Book 2330, Page 83, Register's Office for Davidson County, Tennesse.

SAID Lot No. 14 fronts 100 feet on the westerly margin of Shauna Drive and extends back 174.6 feet on the southern line and 164.4 feet on the northern line to a dead line in the rear measuring 100.1 feet thereon.

BEING the same property conveyed to Clive J. See et ux Pauline See by deed from Frank R. Patti et ux Edna June Patti of record in Book 4153, Page 539, Register's Office for said County.

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

This is ( ) unimproved (XX) improved property, known as 912 Shauna Drive (House Number) (Street) Nashville, TN 37214 (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 14TH day of SEPTEMBER, 19 76

Clive J. See

Pauline See

BOOK 5069 PAGE 719

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clive J. See et ux Pauline See

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 14TH day of SEPTEMBER 19 76

Commission expires 2-23-80

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM Clive J. See

TO Richard W. Byard

D 68557

IDENTIF. REFERENCE

SEP 20 9 46 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedan
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

SEP 20 76	CONV	34,900.00			
SEP 20 76	S'TAX		B*	90.74	
SEP 20 76	PR'FEE		B*	.50	
SEP 20 76	W'DEED		B*	4.00	* 95.24