BOOK 5072 PAGE 261

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$33,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 22nd DAY OF September, 19 76

Notary Public

MY COMMISSION EXPIRES: 6/24/80

(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
Charles T. Graves (NAME)	Commerce Union Bank (NAME)	4D 24446
512 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Map 75 3
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Parcel 51

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 A. Rowlett et ux Irene H. Rowlett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Graves et ux Doris L. Graves

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. 144 on the Plat of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for said County.

SAID Lot No. 144 fronts 95.00 feet on the westerly margin of Albany Drive and extends back 140.04 feet on the southerly line and 140.03 feet on the northerly line to a dead line in the rear, measuring 95.00 feet thereon.

BEING the same property conveyed to Charles A. Rowlett et ux Irene H. Rowlett by deed from Carl E. Turnberg, Jr. et ux Frances P. Turnberg of record in Book 4737, page 543, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust recorded in Book 4228, page 761, Register's Office for Davidson County, Tennessee, securing a promissory note dated April 18, 1968, payable to the order of Commerce Union Bank, with a present unpaid balance of $14,158.57, which the Grantees herein hereby assume and agree to pay. The escrow accout in connection with said loan, if any, is hereby tranferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

unimproved ( )
This is improved (X) property, known as 512 Albany 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 hand(s) this 22nd day of September, 19 76

Charles A. Rowlett

Charles A. Rowlett

Irene H. Rowlett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Rowlett et ux Irene H. Rowlett

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 22nd day of September, 19 76.

Commission expires 6/24/80

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 (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 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

D 6 9 7 9 9

WARRANTY DEED

FROM

CHARLES A. ROWLETT ET UX

TO

CHARLES T. GRAVES ET UX

IDENTIFICATION REFERENCE

SEP 27 10 12 AM '76

FEE & REGISTER
DAVIDSON COUNTY, TENN.

File Page #12

SEP 27 76 CONV 33,900.00

SEP 27 76 S TAX 8* 38.1[illegible]

SEP 27 76 [illegible] 8* .5[illegible]

SEP 27 76 W DEED 8* 4.0[illegible] * 92.64