FORM NO. WD-1

BOOK 5078 PAGE 695

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 19 76

Patricia D. Duer
Notary Public

MY COMMISSION EXPIRES: 9-8-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEKS, ATTYS.
401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY EUGENE TROUTT (NAME)	Commerce Union Bank (NAME)	MAP 162-6
105 Bess Court South (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	PARCEL 381
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	SDU 55520

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, DAN DUER and wife, Janie Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY EUGENE TROUTT et ux AUDREY JEAN TROUTT

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. 72 on the plan of Bess Estates, Section II, of record in Plan Book 4675, page 5, Register's Office for said County.

SAID Lot No. 72 fronts 51.76 feet (shown on said plat as 53.07 feet) on the southwesterly margin of Bess Court So. and extends back 235.92 feet on the northwesterly line and 162.28 feet on the southeasterly line to a dead line in the rear, measuring 121.00 feet thereon.

BEING part of the same property conveyed to Dan Duer and wife, Janie Duer by deed from Standard Development Corporation of record in Book 5034, page 400, Register's Office for Davidson County, Tennessee.

OCT 15 76	CONV	25,200.00			
OCT 15 76	S'TAX		B*	65.52	
OCT 15 76	PR'FEE		B*	.50	
OCT 15 76	W'DEED		B*	4.00	* 70.02

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

This is unimproved ( ) improved (XX) property, known as 105 Bess Court South (House Number) (Street) Antioch, Tennessee 37013 (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 8TH day of OCTOBER, 19 76

Dan Duer
Dan Duer

Janie Duer
Janie Duer

STATE OF TENNESSEE
Davidson County

BOOK 5078 PAGE 696

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN DUER and wife, Janie Duer

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 8TH day of OCTOBER 19 76

Commission expires 1-30-78

Louise N Bentley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM

DAN DUER

TO

BILLY EUGENE TROUTT

D 72688

IDENTIFICATION REFERENCE

OCT 15 3 19 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Box 8

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