BOOK 5083 PAGE 868

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Frank Villa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1976

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Villa (NAME)	Commerce Union Bank (NAME)	9D58090
59 Vaughn's Gap Road (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Map 129-15
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 55

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, JOHN W. MURPHREE, JR. and wife, MARIE S. MURPHREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK VILLA and wife, MARIE G. VILLA

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. 1 on the plan of Warner Park Valley, Section II, of record in Book 3600, page 20, Register's Office for said County.

SAID Lot No. 1 fronts 160.20 feet on the westerly margin of Vaughn's Gap Road and extends back 190.0 feet on the northerly line and 152.5 feet on the southerly line to a broken line in the rear, measuring 213.25 feet thereon.

BEING the same property conveyed to John W. Murphree, Jr. and wife, Marie S. Murphree, by deed from Murphree Realty Company, of record in Book 3674, page 247, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 59 Vaughn's Gap Road, Nashville, Tennessee 37205
(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 29th day of October, 1976

John W. Murphree, Jr.

Marie S. Murphree

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIE S. MURPHREE

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of October 19 76

Commission expires July 25, 1978

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 75205

WARRANTY DEED

FROM JOHN W. MURPHREE, JR. ET UX

TO FRANK VILLA ET UX

IDENTIFICATION REFERENCE

Nov 3 8 59 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

NOV-3 76 CONV 58,500.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV-3 76 S'TAX B* 152.10
NOV-3 76 PR'FEE B* .50
NOV-3 76 D'DEED B* 4.00 * 156.60

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. MURPHREE, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of October, 1976.

Notary Public

My Commission Expires: July 25, 1978