FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,467.18

+ Michael A. Kistler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 1976

Notary Public

MY COMMISSION EXPIRES: 2-15-77

(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
Michael A. Kistler (NAME)	Commerce Union Bank (NAME)	4D65238
547 St. Paul Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Loy E. Bowman and wife, Malois U. Bowman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Kistler and wife, Tamera L. Kistler

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. 354 on the plan of Tulip Grove, Section Six, of record in Book 4460, page 19, Register's Office for said County.

SAID Lot No. 354 fronts 90.83 feet on the easterly margin of St. Paul Drive and extends back 154.85 feet on the northerly line and 142.0 feet on the southerly line to a dead line in the rear, measuring 94.87 feet thereon.

BEING the same property conveyed to Loy E. Bowman and wife, Malois U. Bowman by deed from Ben Merritt and wife, Bonnie R. Merritt, of record in Book 4666, page 48, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note, secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 4666, page 50, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

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

This is ~~unimproved~~ (XX) improved property, known as 547 St. Paul Drive, Hermitage, Tennessee 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 13th day of December, 1976

Loy E. Bowman

Malois U. Bowman

STATE OF TENNESSEE
Davidson County

BOOK 5096 PAGE 603

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loy E. Bowman and wife, Malois U. Bowman

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, Tennessee, this 13th day of December 1976.

Commission expires 2-5-77

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

WARRANTY DEED

FROM
LOY E. BOWMAN ET UX

TO
MICHAEL A. KISTER ET UX

D81153

IDENTIF. REFERENCE

DEC 15 8 37 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219
Box 1 - Box 8

DEC 15 76 CONV 40,467.18
DEC 15 76 S'TAX B* 105.30
DEC 15 76 PR'FEE B* .50
DEC 15 76 W'DEED B* 4.00 * 109.80