BOOK 5116 PAGE 670

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,900.00 Riley M. Clemons Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 1977.

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley M. Clemons (NAME)	Commerce Union Bank (NAME)	105-1-189
1507 Tremont Avenue (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	10W02895
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 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~~ XX, THEODORE H. PAILET, TRUSTEE, with full power to sell without the joinder of any beneficiary pursuant to Trust Agreement, April 22, 1976.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Riley M. Clemons, unmarried

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 Section One Hundred Two, Edgehill Estates, of record in Book 4715, page 191, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the southerly margin of Tremont Avenue, said point being located westwardly 100 feet, more or less, along the southerly margin of said Avenue from the southwest corner of the intersection of said Avenue and Villa Place; thence S6° 36' W 165.5 feet to an iron pin in the northerly margin of Alley 435 as widened; thence with the northerly margin of Alley 435 as widened N 83° 10' W 27.58 feet to an iron pin at the beginning of a curve; thence along a curve to the right, having a radius of 20.00 feet, northwestwardly 31.33 feet to a concrete monument in the easterly margin of Alley 438 as widened; thence with the easterly margin of Alley 438 as widened N 6° 36' E 130.52 feet to an iron pin at the beginning of a curve; thence along a curve to the right, having a radius of 15.00 feet, northeastwardly 23.62 feet to a concrete monument in the southerly margin of said Tremont Avenue; thence with the southerly margin of said Avenue S 83° 10' E 32.44 feet to the point of beginning.

BEING the same property conveyed to Theodore H. Pailet, Trustee, by deed from Metropolitan Development and Housing Agency of record in Book 5036, page 39, Register's Office for Davidson County, Tennessee.

This instrument is executed by Theodore H. Pailet, Trustee, pursuant to a Trust Agreement by and between Jessie Atkins, d/b/a Jessie Atkins Construction Co.; Atlas-Mayfair, a joint venture; and Theodore H. Pailet, Trustee, dated April 22, 1976 and said Theodore H. Pailet, Trustee executes this instrument as Trustee thereunder and not individually.

This is unimproved ( ) improved (XX) property, known as 1507 Tremont Avenue (House Number) (Street) Nashville, TN 37212 (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 my hand this 16TH day of FEBRUARY, 19 77

Theodore H. Pailet, Trustee

Theodore H. Pailet, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore H. Pailet, Trustee

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 16th day of February 1977.

Commission expires 9-8-79

Patricia A. Spicer
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) (his oath) acknowledged (themselves) (himself) 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 90109

WARRANTY DEED

FROM Theodore H. Pailet, Trustee

TO Riley M. Clemons, unmarried

IDENTIF. REFERENCE

FEB 18 2 44 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEB 18 77	CONV	22,900.00			
FEB 18 77	S'TAX		B*	59.5[illegible]	
FEB 18 77	PR'FEE		B*	.5[illegible]	
FEB 18 77	W'DEED		B*	4.0[illegible]	

row 1 box 8 pn

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