BOOK 5117 PAGE 902

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

20,000.00 X Cary W Vinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cary W. Vinson (NAME)	Commerce Union Bank (NAME)	15D 26035
4912 Ruskin Avenue (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Map 61-4
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 46

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, William W. Avril and Betty N. Nunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cary W. Vinson and Dorothy M. Keyes

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 the North part of Lot No. 8 and the southerly 1/2 of Ruskin Avenue adjoining said Lot No. 8 on the Map of M. C. McGaughey's 1st Haysboro Subdivision as of record in Book 843, Page 23, Register's Office for said County, more described, to-wit:

SAID Lot fronts 72 feet, more or less, on the easterly margin of Ruskin Avenue, formerly Marina Avenue, and extending back 200 feet on the southern line and 223.2 feet on the northern line, said line being the center line of Ruskin Avenue, to a dead line in the rear measuring 170.5 feet, more or less.

BEING the same property conveyed to Ben F. Beakley and wife Thelma Beakley by deed from W. L. Stevens et ux Allie V. Stevens of record in Book 1878, Page 45, and by deed from Metropolitan Government of Nashville and Davidson County of record in Book 4980, Page 887, Register's Office for Davidson County, Tennessee. The said Ben F. Beakley and Thelma Beakley having since died.

THIS conveyance is subject to any existing easements of record.

This is unimproved ( ) improved (XX) property, known as 4912 Ruskin Avenue (House Number) (Street) Nashville, TN 37216 (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 on this 10th day of February, 1977

Betty N. Nunn: x Betty N. Nunn

William W. Avril

STATE OF ~~XXXXXXXXX~~ TENNESSEE
~~XXXXXX~~ County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Avril

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 14th day of February, 19 77

Commission expires 7-19-78

Bruce Wallace
Notary Public

STATE OF ~~XXXXXXXXX~~ Georgia
~~XXXXXXXXXXXX~~ Cherokee

Before me, Vicky Hunter, a Notary Public within and for the State and County aforesaid, personally appeared Betty A. Nunn

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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Witness my hand and official seal at office at Marietta, Georgia on this the 10th day of February, 19 77

My commission expires

Notary Public, Georgia, State at Large
My Commission Expires Feb. 5, 1980

Vicky Hunter
Notary Public

WARRANTY DEED

FROM

BEN F. BEAKLEY HEIRS

TO

GARY W. VINSON AND

DOROTHY M. KEYES

D 9 0 6 4 4

IDENTIF. REFERENCE

FEB 24 9 10 AM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

FEB24 77 CONV	20,000.00			
FEB24 77 S'TAX		B* 52.00		
FEB24 77 PR'FEE		B* .50		
FEB24 77 W'DEED		B* 4.00	*	56.50