This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

BOOK 5128 PAGE 924

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Niles et ux	Commerce Union Bank	16DA-12615
(NAME:) 1009 Clayton Avenue	(NAME) P. O. Box 2546	118-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) Nashville, Tennessee 37219	40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 -------- ($10.00) ----------

Dollars,

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Ina Nixon Kent

have this day bargained and sold, and do hereby transfer and convey unto the said

Larry Niles and wife, Vanessa Niles,

their (XXXXXX), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the west 80 feet of Lot No. 16 and the east 13 feet of Lot No. 17 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for said County.

Said Lots adjoin and front together 93 feet on the southerly side of Clayton Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Ina Nixon Kent by deed from Martha Rucker, Executrix of the Estate of Essie B. Prather, of record in Book 5070, page 273, Register's Office for Davidson County, Tennessee.

F. E. Kent, husband of Ina Nixon Kent, joins in this conveyance, conveying any curtesy rights he may have in this property.

F. E. Kent and Francis E. Kent are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 25th day of March 19 77

Affiant

My commission expires: 9-8-79 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1009 Clayton Avenue, Nashville TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Larry Niles and wife, Vanessa Niles,

their (XXXXXX)

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Larry Niles and wife, Vanessa Niles,

their

(XXXXXX), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* twenty-fifth *day of* March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Francis E. Kent

Ina Nixon Kent

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* Ina Nixon Kent and husband, Francis E. Kent, *the within named 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* 25 *day of* March, *19* 77

Jessie B. Rowland, *Notary Public*

Commission expires May 28, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAR29F	CONV	28,500.00			
MAR29F	S'TAX		B*	74.10	
MAR29F	PR'FEE		B*	.50	
MAR29F	W'DEED		B*	4.00	* 78.60

WARRANTY DEED

FROM
INA NIXON KENT

TO
LARRY NILES et ux

D 95959

IDENTIF. REFERENCE

MAR 29 10 56 AM '77

FEE ..... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238