BOOK 5138 PAGE 581

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 47,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL 19 77

Notary Public

MY COMMISSION EXPIRES: 7-8-79

(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
Imants Saksons (NAME)	Commerce Union Bank (NAME)	MAP 136-14
628 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PARCEL 45
Nashville, Tn 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	2D 62876

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, K & W, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Imants Saksons et ux Barbara Elaine Saksons

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. 45 on the plan of Castlegate Subdivision, Section I, of record in Book 4460, page 115, Register's Office for said County.

SAID Lot No. 45 fronts 90.39 feet on the easterly margin of Lake Terrace Drive and extends back 167.42 feet on the northerly line and 166.75 feet on the southerly line to a dead line in the rear, measuring 88.35 feet thereon.

BEING part of the same property conveyed to K & W Inc. by deed from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240, Register's Office for Davidson County, Tennessee.

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

This is { unimproved ( ) / improved (XX) } property, known as 628 Lake Terrace Drive (House Number) (Street) Nashville, Tn 37217 (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 20TH day of APRIL, 19 77

K & W, INC.

BY: H. Ray Williams

H. Ray Williams
Secretary-Treasurer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. Ray Williams and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Secretary-Treasurer and _____ respectively of the K & W, Inc. the within named bargainor, a corporation, and that (he) (they) as such Secretary-Treasurer 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 H. Ray Williams as such Secretary-Treasurer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 20TH day of APRIL, 19 77.

My commission expires 9-8-77

_____
Notary Public

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WARRANTY DEED

FROM
K & W, Inc.

TO
Imants Saksons

IDENTIF. REFERENCE

APR 21 1 15 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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

APR21'77	CONV	47,000.00			
APR21'77	S'TAX		S*	122.20	
APR21'77	PR'FEE		S*	.50	
APR21'77	W/D'DEED		S*	4.00	* 126.70