BOOK 5145 PAGE 267

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Holtsford, et ux (NAME)	Commerce Union Bank (NAME)	5DII-8178
Lot 48 Dawn Dr. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	133-59
Nashville, Tenn. 37211 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100--------
----------10.00---------- DOLLARS

Cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

Colonial Homes
have bargained and sold, and by these presents do transfer and convey unto the said James E. Holtsford and wife, Phylis C. Holtsford

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plat of Greenwood Hills, Section 2 of record in Plat Book 4955, page 31, said Register's Office.
Said Lot 48 fronts 80.00 feet on the easterly margin of Dawn Drive and extends back 190.60 feet on the northerly line and 175.60 feet on the southerly line to a line on the rear on which it measures 57.25 feet.
Being the same property conveyed to Colongial Homes By deed from Theordore H. Pailet, Trustee of reocrd in Book 5092, page 403, said register's Office.

unimproved ( )
This is improved ( ) property, known as Lot 48 Dawn Drive, Nash., Tenn. 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 6th day of May 1977.

x Steve Vandevender — Jack Williams

Colonial Homes Steve Vandevender — Jack Williams

BOOK 5145 PAGE 268

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named Jack Williams and Steve Vandevender

the bargainor s, 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, Tenn., this 6th day of May, 19 77.

My commission expires 11-6-79 Notary Public Shirley E. Jackson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Holtsford, Jr.

Sworn to and subscribed before me
this 6th day of May, 19 77.

My commission expires 11-6-79 Notary Public Shirley E. Jackson

mail

This instrument was prepared by:

Michael J. Philbin, 300 James Robertson Parkway, Nashville, Tenn. 37201

Name Address

MAY 10 77 CONV 38,300.00
MAY 10 77 S TAX B* 99.58
MAY 10 77 PR FEE B* .50
MAY 10 77 REED B* 4.00 * 104.08

WARRANTY DEED

FROM Colonial Homes

TO James E. Holtsford, et ux

E 02836

IDENTIFICATION REFERENCE

MAY 10 9 02 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219