BOOK 5149 PAGE 997

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,650.00

James C. Fosten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 77

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Fosten (NAME)	Commerce Union Bank (NAME)	Map 69-4
381 Kingview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 194
Nashville, TN. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	13DA 48047

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, W. L. BAINBRIDGE COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Fosten and wife, Sadie H. Fosten

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. 103 on the plan of Haynes Park, Section 4-A, of record in Book 4860, page 39, Register's Office for said County.

SAID Lot No. 103 fronts 78.44 feet on the southeasterly margin of Kingview Drive and extends back 127.69 feet on the northeasterly line and 133.84 feet on the southwesterly line to a broken line in the rear, measuring 78.72 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge Company by deed from E.B. Smith Jr., Sidney A. Smith and Mary E. Smith of record in Book 4451, page 194, Register's Office for Davidson County, Tennessee.

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

This is unimproved (X) improved ( ) property, known as 381 Kingview Drive (House Number) (Street) Nashville, TN. 37218 (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 May, 19 77

IN WITNESS WHEREOF, W. L. BAINBRIDGE CO., a partnership, has caused this instrument to be executed by a partner duly authorized by an instrument of record in Book 3832, page 786. Register's Office for Davidson County, Tennessee.

W. L. BAINBRIDGE COMPANY
BY: W. L. Bainbridge III
A Partner

STATE OF TENNESSEE
Davidson County

BOOK 5149 PAGE 998

Personally appeared before me, Patricia S. Spicer, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

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 20th day of May, 19 77

Commission expires 9-8-79

Patricia S. 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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM
W. L. Bainbridge Co.

TO
James C. Fosten et ux

E 0 4 9 4 5

I... REFERENCE

MAY 23 10 15 AM '77

FE... REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

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

MAY23	CONV	28,650.00			
MAY23	S'TAX		B*	74.36	
MAY23	PR'FEE		B*	.50	
MAY23	W'DEED		B*	4.00	* 78.86