THIS INSTRUMENT PREPARED BY: Frank M. Newman, Atty., Donelson, TN 37214

BOOK 5152 PAGE 62

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Matlock (NAME:)	~~Commerce Union Bank~~ (NAME:)	MAP 44-15
1000 Debow Street (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Parcel 279
Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)---------- DOLLARS and further consideration that the grantees herein assume and agree to pay the present unpaid balance due under a mortgage to Commerce Union Bank the present unpaid loan balance being $17,301.85 deed of trust of record in Book 4996 Page 56.

We, LARRY D. CARTER and wife MELANIE A. CARTER

have bargained and sold, and by these presents do transfer and convey unto the said PEGGY MATLOCK, an unmarried person

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 43, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee; located on southwest corner of the intersection of Debow and Tenth Streets, containing 0.07 acres, more or less.

Being the same property conveyed to Larry D. Carter and wife Melanie A. Carter by deed from Roger G. Roysden and wife Rose Mary Roysden as of record in Book 5148 Page 604 in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1000 Debow Street, Old Hickory, Tennessee 37138 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~PEGGY MATLOCK, an unmarried person~~ her heirs and assigns, forever.

And we do covenant with the said PEGGY MATLOCK 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.

And we, LARRY D. CARTER and wife MELANIE A. CARTER do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PEGGY MATLOCK her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of May, 1977

Melanie A. Carter
MELANIE A. CARTER

Larry D. Carter
LARRY D. CARTER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Frank M. Wellman, a Notary Public in and for said County and State, the within named LARRY D. CARTER and wife MELANIE A. CARTER

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 Donelson, Tennessee, this 25th day of May 19 77.

Commission expires Nov. 20, 1978

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
LARRY D. CARTER et ux

TO
PEGGY MATLOCK

E05880

IDENT'F. REFERENCE

MAY 27 8 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAY27'77	CONV	20,300.00			
MAY27'77	ST'TAX		B*	52.78	
MAY27'77	PR'FEE		B*	.50	
MAY27'77	W'DEED		B*	4.00	* 57.28

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 1977

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 20 1978

(AFFIX SEAL)