BOOK 5152 PAGE 879

FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,071.62

Donald & Jackie Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 77

Notary Public

MY COMMISSION EXPIRES: 11-1-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Biggs (NAME)	Commerce Union Bank (NAME)	Map 71-7
1814 Meridian (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	Parcel 180
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Ronnie D. Ledford et ux, Joy J. Ledford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Biggs et ux Jackie Lou Biggs

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 the north 50 feet of Lot No. 11 on the Resubdivision of I. D. Luton's Addition, as of record in Book 974, page 55, Register's Office, Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ronnie D. Ledford et ux, Joy J. Ledford by deed from Robert W. Parkhurst and Edd R. Turner, III, of record in Book 5029, page 663, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record; and, any and all restrictions of record, Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay the unpaid balance of a note secured by a Deed of Trust to Commerce Union Bank of record in Book 5029, page 666, Register's Office, Davidson County, Tennessee.

Escrow account and insurance is hereby transferred to grantees.

This is ( ) unimproved (X) improved property, known as 1814 Meridian Street Nashville, Tennessee 37207
(House Number) (Street) (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 our hand s this 26th day of May, 19 77

Ronnie D. Ledford
RONNIE D. LEDFORD

Joy J. Ledford
JOY J. LEDFORD

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie D. Ledford et ux, Joy J. Ledford

the 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 26th day of May 19 77

Commission expires 11/1/80

Sherry L. Denton
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

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WARRANTY DEED

FROM
Ronnie D. Ledford et ux,

Joy J. Ledford

TO
Donald W. Biggs et ux

Jackie Lou Biggs

IDENTIF. REFERENCE

MAY 31 2 04 PH '77

REGISTER
DAVIDSON COUNTY, TENN.

CO 16,07162	MO
WD 4.00	MS
TD	ST 41.86
CC	ST
MR	PF 1.50
UCC	TOTAL 46.36