Form No. WD-1

BOOK 5160 PAGE 600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,400.00

Vernon L. Vaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 1977.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vernon L. Vaden (NAME) | Commerce Union Bank (NAME) | MAP 95-8 |
| 242 Graylynn Drive (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | PAR 82 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn 37239 (CITY) (STATE) (ZIP) | 3DZ-13135 |

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 James A. Hardaway and wife Nancy Bridges Hardaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon L. Vaden

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:

BEING Lot No. 7 on the plan of Spring Valley, as of record in Book 2854, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lot No. 7 fronts 102.0 feet on the westerly side of Graylynn Drive and extends back 152.4 feet on the southerly line and 148.8 feet on the northerly line to a dead line measuring 88.0 feet.

BEING the same property conveyed to James A. Hardaway et ux Nancy Bridges Hardaway by deed from E.E. Alsup et ux Zelma J. Alsup, of record in Book 3499, Page 247, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 2956, Page 311, Register's Office for said County.

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

This is improved ( XX ) unimproved ( ) property, known as 242 Graylynn Drive (House Number) (Street) Nashville, TN 37214 (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 hands this 13TH day of JUNE, 1977

~~James A. Hardaway~~ James A. Hardaway

~~Nancy Bridges Hardaway~~ Nancy Bridges Hardaway

5160 601

BOOK 5160 PAGE 601

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Hardaway and wife Nancy Bridges Hardaway

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, Tennessee, this 13TH day of JUNE 19 77

Commission expires 7-16-77

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 James A. Hardaway

TO Vernon L. Vaden

E09575

IDENTIF. REFERENCE

JUN 17 10 45 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

| | | | | | |
|---|---|---|---|---|---|
| JUN 17 F | CONV | 36,400.00 | | | |
| JUN 17 F | S'TAX | | B* | 94.64 | |
| JUN 17 F | PR'FEE | | B* | .50 | |
| JUN 17 F | W'DEED | | B* | 4.00 | * 99.14 |