BOOK 5178 PAGE 253

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,950.00 Bobbie H Dempsey Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY 19 77.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie H. Dempsey (NAME)	Commerce Union Bank (NAME)	MAP 148-12
4615 Fanning Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PARCEL 230
Antioch, Tn 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	2DU 23464

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, Everett Baker Woodroof et ux Karen W. Woodroof

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbie H. Dempsey et ux Jeanette M. Dempsey

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. 154 on the plan of Section 15, Hazelwood, of record in Book 4660, page 176, Register's Office for said County.

SAID Lot No. 154 fronts 56.0 feet on the southwesterly margin of Fanning Drive and extends back 149.61 feet on the northwesterly line and 146.29 feet on the southeasterly line to a dead line in the rear, measuring 87.01 feet thereon.

BEING the same property conveyed to Everett Baker Woodroof and wife, Karen W. Woodroof by deed from Everett Bryant Woodroof and wife, Hazel Woodroof of record in Book 5113, page 698, Register's Office for Davidson County, Tennessee.

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

This is (unimproved ( ) improved (XX)) property, known as 4615 Fanning Drive (House Number) (Street) Antioch, Tn 37013 (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 22ND day of JULY, 1977

Everett Baker Woodroof — Karen W. Woodroof

STATE OF TENNESSEE
Davidson County

5176 PAGE 254

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett Baker Woodroof et ux Karen W. Woodroof

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 22ND day of JULY 19 77

Commission expires 3-8-80

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
Everett Baker Woodroof

TO
Bobbie H. Dempsey

E 16774

IDENTIFICATION REFERENCE

JUL 27 2 17 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Paul, Box 8

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

JUL 27 77	CONV	32,950.00			
JUL 27 77	S'TAX		B*	85.54	
JUL 27 77	PR'FEE		B*	.50	
JUL 27 77	W'DEED		B*	4.00	* 90.04