FILE BOX 3

Form No. WD-1

BOOK 5176 PAGE 382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Russell R. Jenkins (NAME)	Commerce Union Bank (NAME)	MAP 75-4
4715 Trenton Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PAR 62
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	4D-24865

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 P. Bennett and wife Naomi F. Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell R. Jenkins and wife Peggy K. Jenkins

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. 324 on the plan of Tulip Grove, Section 5, as of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. SAID Lot No. 324 fronts 100 feet on the southerly side of Trenton Drive and extends back 106.7 feet on the easterly line and 134.6 feet on the westerly line to a broken line measuring 133.20 feet.

BEING the same property conveyed to James P. Bennett et ux Naomi F. Bennett by deed from Fischer and Short Construction Company, of record in Book 4602, Page 687, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4364, Page 936, Register's Office for said County.

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

unimproved ( )
This is improved (XX) property, known as 4715 Trenton Drive (House Number) (Street) Hermitage (P. O. Address) TN (City or Town) 37076 (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 21ST day of JULY, 1977

James P. Bennett James P. Bennett

~~Naomi F. Bennett~~ Naomi F. Bennett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Bennett and wife Naomi F. Bennett

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 21ST day of JULY, 19[illegible]

Commission expires 2-23-80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 P. Bennett

TO
Russell R. Jenkins

FILED 16860

IDENTIF. REFERENCE

JUL 27 3 18 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

JUL 27	CONV	48,500.00			
JUL 27	S'TAX		B*	126.10	
JUL 27	PR'FEE		B*	.50	
JUL 27	W'DEED		B*	4.00	* 130.60