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FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

54,000.00

X Vassar C. Clements
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND 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
Vassar C. Clements (NAME)	Commerce Union Bank (NAME)	MAP 75-4
516 Trenton Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PARCEL 192
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	4D-24994

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, Johnson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vassar C. Clements and wife Millie G. Clements

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. 457 on the plan of Tulip Grove, Section 7, as of record in Book 4300, Page 186, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Johnson Homes, Inc. by deed from Miller Kimbrough, Trustee, as of record in Book 4651, Page 744, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4639, Page 267, 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 516 Trenton Court (House Number) (Street) Hermitage, TN 37076 (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 my hand this 22ND day of JULY, 1977

A. A. Johnson Jr. Pres

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aubrey H. Johnson, Jr. and _____ with whom I am personally acquainted and who upon (this oath) acknowledged (himself) to be the President and _____ respectively of the Johnson Homes, Inc. the within named bargainor, and corporation, and that (he) as such President 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 Aubrey H. Johnson, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 22ND day of JULY, 19 77

My commission expires 2-23-80

_____
Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

E17011

WARRANTY DEED

FROM
Johnson Homes, Inc.

TO
Vassar C. Clements

IDENTIF. REFERENCE

JUL 28 1 23 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

JUL 28 77	CONV	54,000.00		
JUL 28 77	S TAX		B* 140.40	
JUL 28 77	PR FEE		B* .50	
JUL 28 77	W DEED		B* 4.00	* - 144.90