FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,900.00 Michael S. Clement Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST 19 77

Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
Michael S. Clement (NAME)	Commerce Union Bank (NAME)	MAP 72-12
1917 Pinehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 187
Nashville, Tn 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	15DZ 62180

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, ELSIE JONES PHILLIPS HOWSE and husband, AUBREY LEE HOWSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Clement et ux Pamela A. Clement

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. 316 on the plan of Section Three, Burchwood Gardens, of re rd in Book 2900, page 116, Register's Office for said County.

SAID Lot No. 316 fronts 89.0 feet on the northwesterly margin of Pinehurst Drive and extends back 184.06 feet on the northeasterly line and 164.6 feet on the southwesterly line to a dead line in the rear, measuring 72.25 feet thereon.

BEING the same property conveyed to Elsie Jones Phillips Howse, formerly Elsie Jones Phillips, said property having been conveyed to her by deed from her former husband, William C. Phillips of record in Book 4240, page 466, Register's Office for Davidson County, Tennessee; the interest of said former husband having been divested out of him and vested in the said Elsie Jones Phillips Howse by decree of the Probate Court for said County, Case No. 53236, entered in Minute Book 13, page 305, Office of the Clerk for said Court, a copy of said Decree being recorded herewith.

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

This is unimproved ( ) improved (XX) property, known as 1917 Pinehurst Drive (House Number) (Street) Nashville, Tn 37206 (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 16th day of August, 1977

Elsie Jones Phillips Howse — Elsie Jones Phillips Howse

Aubrey Lee Howse — Aubrey Lee Howse

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 Elsie Jones Phillips Howse and husband, Aubrey Lee Howse

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 16TH day of AUGUST 1977.

Commission expires 2-5-81

Lucille Martin
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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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
Aubrey Lee Howse

Elsie Jones Phillips Howse

TO
Michael S. Clement

E 21801

IDENTIF. REFERENCE

AUG 22 3 34 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Kaell Beck & Fe

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

AUG22'77	CONV	29,900.00		
AUG22'77	S'TAX		B* 77.74	
AUG22'77	PR'FEE		B* .50	
AUG22'77	W'DEED		B* 4.00	* 82.24