BOOK 5191 PAGE 803

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 10/20/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ART ERICSON REEVES (NAME)	COMMERCE UNION BANK (NAME)	Map 95-8
140 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Par 102
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	3D16380

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, HUBERT WALLACE DUTTON, III and wife, JANET CAROL DUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ART ERICSON Reeves, Unmarried

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 part of Lot No. 98 on the Plan of Bluefields as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 1 on the Revised Map of Bluefields, not of record described according to a survey of John Kohl, dated October 23, 1969, as follows:

BEGINNING at a point in the westerly margin of a 20 foot road, said point being 158.3 feet to the northerly line of Minnie B. Helms' property; thence North 19° 40' West with the margin of said road 90 feet to a point in the southerly margin of another road, said point being the southwesterly corner of the intersection of said roads; thence South 76° 05' West 150 feet to a point in the said southerly margin of the road; thence South 19° 40' East 90 feet to a point; thence North 76° 05' East 150 feet to the point of beginning.

BEING the same property conveyed to Hubert Wallace Dutton, III and wife, Janet Carol Dutton, by deed from Hubert W. Dutton, Jr. and wife, Kathleen Dutton, of record i Book 4904, page 544, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 140 Spring Valley Road, Nashville, Tennessee
(House Number) (Street) (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 23rd day of August, 19 77

H. W. Dutton (W)
Hubert Wallace Dutton, III

Janet Carol Dutton
Janet Carol Dutton

STATE OF TENNESSEE
Davidson County

BOOK 5191 PAGE 804

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hubert Wallace Dutton, III and wife, Janet Carol Dutton

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 23rd day of August, 1977

Commission expires 10/28/78

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 HUBERT WALLACE DUTTON, III, et ux

TO Art Ericson Reeves

E 2 3 6 3 2

IDENTIF. REFERENCE

SEP 1 10 32 AM '77

REGISTER DAVIDSON COUNTY, TENN.

File Box 7 Alan L. Saturn, Atty.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-1 77	CONV	25,500.00			
SEP-1 77	S'TAX		B*	66.30	
SEP-1 77	PR'FEE		B*	.50	
SEP-1 77	W'DEED		B*	4.00	* 70.80