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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1977.

Notary Public

MY COMMISSION EXPIRES: 2-15-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Attorney, Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Alan McCroskey et ux (NAME)	Commerce Union Bank (NAME)	119-2
62 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	241
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	6DA 15433

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, Luther Daniel Maynard and wife, Nancy Ann Maynard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Alan McCroskey and wife, Bonnie McCroskey

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. 178 on the plan of Sterling Heights, Section Five, of record in Book 1835, page 37, Register's Office for said County.

SAID Lot No. 178 fronts 65.0 feet on the northerly margin of Valeria Street and extends back 162.4 feet on the easterly line and 158.9 feet on the westerly line to a broken line in the rear, measuring 92.3 feet thereon.

BEING the same property conveyed to Luther Daniel Maynard and wife, Nancy Ann Maynard by deed from Thomas A. Richards and wife, Annie Frances Richards of record in Book 4870, page 75, 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 62 Valeria Street, Nashville, TN 37211
(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 29th day of July, 1977

Luther Daniel Maynard

Nancy Ann Maynard

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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 Luther Daniel Maynard and wife, Nancy Ann Maynard

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 29th day of July 19 77.

Commission expires November 16, 1979 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) (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

E 24152 Re-Record

IDENTIF. REFERENCE

SEP 2 4 18 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Luther Daniel Maynard

TO
Robert Alan McCrosky

E 18753

IDENTIF. REFERENCE

AUG 5 2 06 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-5 77	CONV	27,800.00			
AUG-5 77	S'TAX		B*	74.70	* 74.73
AUG-5 77	CONV	27,000.00			
AUG-5 77	S'TAX		B*	70.20	
AUG-5 77	PR'FEE		B*	.50	
AUG-5 77	W'DEED		B*	4.00	* 74.70
SEP-27 77	MISC		B*	4.00	* 4.00

Attorneys Title Company
Titles Guaranteed

Recd, Bk 8

WILKINS, ADAMS & WILKS NASHVILLE, TENN. ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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