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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 $30,900.00

Edwin C. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1977.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 300 James Robertson Parkway Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edwin C. Denton et ux (NAME) | Commerce Union Bank (NAME) | Map 43-9 |
| 250 Duling Avenue (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | Parcel 7 |
| Madison, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

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, FRANK R. HAYES AND WIFE, MARTHA E. HAYES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWIN C. DENTON AND WIFE, ELAINE DENTON

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. 1 of Block "M" on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, described as follows:

Being the southerly 12 feet of the easterly 57 feet of said Lot No. 1, fronting 12 feet on the westerly side of Kate Street also being the westerly 53 feet of said lot No. 1 fronting 53 feet on the south side of Duling Avenue and running back between parallel lines 165 feet to the north line of Lot No. 18 of said Block.

Being the same property conveyed to Nell Cobb by deed from Clyde E. Barnett and wife, of record in Book 1939, page 445, Register's Office for Davidson County, Tennessee. The said Nell Cobb having since died and now vested in Frank R. Hayes, being the sole heir of Nell Cobb. Martha E. Hayes, wife of Frank R. Hayes, has joined in the execution of this deed to convey all rights, title and interest that she may have in said property.

This is unimproved ( ) improved (X) property, known as 250 Duling Avenue, Madison, Tennessee 37115
(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 hands this 20th day of September, 1977.

Frank R. Hayes
FRANK R. HAYES

Martha E. Hayes
MARTHA E. HAYES

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 Frank R. Hayes and wife, Martha E. Hayes

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 20th day of September 1977

Commission expires MAY 8, 1978

Billy Joe Hale
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

E 27813

WARRANTY DEED

FROM FRANK R. HAYES ET UX

TO EDWIN C. DENTON ET UX

IDENTIF. REFERENCE

SEP 26 11 35 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 26 77 | CONV | 20,900.00 | | | |
| SEP 26 77 | S'TAX | | B* | 54.34 | |
| SEP 26 77 | PR'FEE | | B* | .50 | |
| SEP 26 77 | W'DEED | | B* | 4.00 | * 58.84 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.