WARRANTY DEED

BOOK 5217 PAGE 587

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES A. DAUGHERTY (NAME)	Commerce Union Bank (NAME)	Map 133 12
112 30th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Par. 206
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	5DU 8256

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Commerce Union Bank which note is secured by a deed of trust of record in Book 5145, page 269, Register's Office for Davidson County Tennessee

JAMES E. HOLTSFORD and wife, PHYLIS C. HOLTSFORD

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES A. DAUGHERTY and wife, BETTY PIRTLE DAUGHERTY their *(successors), heirs and assigns, certain real estate in* / *County, Tennessee, as follows:*

BEING Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plat of Greenwood Hills, Section 2 of record in Plat Book 4955, page 31, said Register's Office.

SAID Lot 48 fronts 80.00 feet on the easterly margin of Dawn Drive and extends back 190.60 feet on the northerly line and 175.60 feet on the southerly line to a line in the rear on which it measures 57.25 feet.

BEING the same property conveyed to James E. Holtsford and wife, Phyllis C. Holtsford by deed from Colonial Homes of record in Book 5145, page 267, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF Davidson } The actual consideration or value whichever is greater, for this transfer is $ 38,300.00

Subscribed and sworn to before me, this the 1st day of November 19 77

My commission expires: 8/31/80 (Affix Seal)

Affiant James E. Holtsford

Notary Public Maralyn Bittner

This is unimproved ( ) improved (X) property, known as 428 Dawn Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CHARLES A. DAUGHERTY and wife, BETTY PIRTLE DAUGHERTY their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CHARLES A. DAUGHERTY and wife, BETTY PIRTLE DAUGHERTY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 1st *day of* November, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Holtsford
JAMES E. HOLTSFORD

Phyllis C. Holtsford
PHYLIS C. HOLTSFORD

BOOK 5217 PAGE 588

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, JAMES E. HOLTSFORD and wife, PHYLIS C. HOLTSFORD

the within named 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 1st day of November, 1977.

Carolyn Barnes Notary Public

Commission expires 8/3/80

CAROLYN BARNES ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

THIS INSTRUMENT WAS PREPARED BY: William P. Griffin, IV
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

E 34526

IDENTIF. REFERENCE T

NOV 2 9 47 AM '77

FELIX A. GRISHAM REGISTER
DAVIDSON COUNTY, TENN.

NOV-27 77	CONV	38,300.00		
NOV-27 77	S'TAX		B* 99.56	
NOV-27 77	PR'FEE		B* .50	
NOV-27 77	W'DEED		B* 4.00	* 104.08

WARRANTY DEED

FROM

JAMES E. HOLTSFORD and wife,

PHYLIS C. HOLTSFORD

TO

CHARLES A. DAUGHERTY and

wife, BETTY PIRTLE DAUGHERTY

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York