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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 $

$ 31,650.00 Leonard N. Luster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER 19 77

John D. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

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
Leonard N. Luster (NAME)	Commerce Union Bank (NAME)	MAP 59-9
4063 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 138
Nashville, Tn 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	13DA 40660

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, W. L. Bainbridge Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard N. Luster, 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 Lot No. 188 on the plan of Section 3, Haynes Estates, of record in Book 4175, page 80, Register's Office for said County.

SAID Lot No. 188 fronts 78.0 feet on the northwesterly margin of Boyd Drive and extends back 142.84 feet on the northeasterly line and 126.00 feet on the southwesterly line to a dead line in the rear, measuring 79.80 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge Company by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4039, page 572, Register's Office for Davidson County, Tennessee.

This instrument is executed by a partner of the W. L. Bainbridge Co. pursuant to authorizations of record in Book 3832, page 786, Register's Office for said County.

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

This is unimproved ( ) improved (X) property, known as 4063 Boyd Drive (House Number) (Street) Nashville, Tn 37218 (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 my hand this 6TH day of DECEMBER, 19 77

W. L. Bainbridge Company

By: W. L. Bainbridge, III, partner

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 W. L. Fairbridge, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of DECEMBER 19 77

Commission expires 3-8-80

John D. Adams
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
W. L. Fairbridge Co.

TO
Leonard H. Luster

E 4 1 0 1 9

IDENTIF. REFERENCE

DEC 9 11 23 AM '77

pr

Mail To: Felix
Box 1 Row 8

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

DEC-97	CONV	31,650.00			
DEC-97	S'TAX		B*	82.16	
DEC-97	PR'FEE		B*	.50	
DEC-97	W'DEED		B*	4.00	* 86.66