FILE BOX 3

Form No. WD-1

BOOK 5238 PAGE 737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

36,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Vaden (NAME)	Commerce Union Bank (NAME)	MAP 95-8
242 Graylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PAR 82
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	3DZ-13135

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, Vernon L. Vaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Vaden and Wife Fran M. Vaden

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:

BEING Lot No. 7 on the plan of Spring Valley, as of record in Book 2854, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lot No. 7 fronts 102.0 feet on the westerly side of Graylynn Drive and extends back 152.4 feet on the southerly line and 148.8 feet on the northerly line to a dead line measuring 88.0 feet.

BEING the same property conveyed to Vernon L. Vaden by deed from James A. Hardaway et ux Nancy Bridges Hardaway, of record in Book 5160, Page 600, Register's Office for said County.
THIS conveyance is subject to restrictions of record in Book 2956, Page 311, Register's Office for said County.
THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5160, Page 602, Register's Office of Davidson County, Tennessee, securing a promissory note dated June 13th, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $36,400.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of records.

This is unimproved ( ) improved (X) property, known as 242 Graylynn Drive (House Number) (Street) Nashville, TN 37214 (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 30th day of July, 19 77

Vernon L. Vaden Vernon L. Vaden

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 Vernon L. Vaden

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 30th day of July 19 77

Commission expires 2-25-81

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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

FILE BOX 3

WARRANTY DEED

FROM Vernon L. Vaden

TO Larry M. Vaden

E 44099

IDENTIF. REFERENCE

DEC 30 1 15 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedan
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

DEC 30	CONV	36,400.00			
DEC 30	S'TAX		B*	94.64	
DEC 30	PR'FEE		B*	.50	
DEC 30	W'DEED		B*	4.00	* 99.14