FORM NO. WD-1

BOOK 5245 PAGE 98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 78

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL F. MONDELLI, ATTORNEY, 214- 3rd Avenue No.,Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GAIL I. LARSEN (NAME)	Commerce Union Bank (NAME)	Map 104-15 SI
2407 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 241
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	24W 09745

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, F. S. McNeilly and wife, Linda C. McNeilly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gail Larsen (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. 33 on the Map of Linden Place, of record in Book 547, pages 121 and 122, Register's Office for said County.

Said Lot fronts 68 feet on the southerly side of Linden Place and runs back between lines, 174 feet on the easterly line and 179 feet on the westerly line, along the easterly margin of 25th Avenue South, formerly Fullervenue, to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to F. S. McNeilly and wife, Linda C. McNeilly, by deed from Michael F. Mondelli, Trustee, of record in Book 5109, Page 493, Register's Office for Davidson County, Tennessee.

This document is being executed by Michael F. Mondelli, Attorney, as Attorney-in-Fact for Frank S. McNeilly and wife, Linda C. McNeilly under Power of Attorney dated December 22, 1977, which is attached as Exhibit "A" hereto and incorporated herein by reference.

This is to certify that
FRANK S. McNEILLY and F. S. McNEILLY are one and the same person.

This is improved (X) unimproved ( ) property, known as 2407 (House Number) Sunset Place, (Street) (P. O. Address) Nashville, TN. (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 18th day of January, , 1978

Frank S. McNeilly
BY: Michael F. Mondelli, Atty.
Attorney-In-Fact

Linda C. McNeilly
BY: Michael F. Mondelli, Atty.
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 5245 PAGE 99

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank S. McNeilly and wife Linda C. McNeilly

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 day of January 1978

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

JAN 23 78 CONV 41,000.00
JAN 23 78 S'TAX B* 106.60
JAN 23 78 PR'FEE B* .50
JAN 23 78 W'DEED B* 6.00 * 113.10

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
FRANK S. McNEILLY, ET UX

TO
LINDA C. McNEILLY

TO
GAIL I. LARSEN

Wilkins, Adams, Weems & Spicer
401 Union Street
Nashville, TN.

row 1 box 8 pn

E 46965

IDENTIF. REFERENCE

JAN 23 10 58 AM '78

FEE DATE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael F. Mondelli, Attorney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Frank S. McNeilly and wife, Linda C. McNeilly as their attorney in fact as the free act and deed of the within named Frank S. McNeilly and wife, Linda C. McNeilly.

Witness my hand and official seal at Nashville, TN. this this 18th day of January, 1978.

John V. Adams
Notary Public

My commission expires:
3-8-80

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

Prepared By: James H. Gill, Jr.
Attorney at Law
Baton Rouge, LA.

POWER OF ATTORNEY BOOK 5245 PAGE 100

TO CONVEY REAL ESTATE

KNOW ALL MEN, that we the undersigneds, Linda C. McNeilly and Frank S. McNeilly, of Baton Rouge, Louisiana, do hereby appoint Michael F. Mondelli, Attorney, of Nashville, Tennessee, our attorney-in-fact, with full power to sell and convey, in fee simple and do all things necessary to accomplish same, that land situated in Nashville, Davidson County, Tennessee, known as 2407 Sunset Place, and described more particularly as follows:

> Improved property known as 2407 Sunset Place, Davidson County, Nashville, Tennessee. On the map of Linden Place of record in Book 547, pages 121 and 122, Register's Office of said County. Said Lot fronts 68 feet on the southerly side of Linden Place and runs back between lines 174 feet on the Easterly line and 179 feet on the Westerly line, along the Easterly margin of 25th Avenue South, formerly Fuller Avenue, to a dead line in the rear which measures 68 feet.

WITNESS our signatures, this 22nd day of December, 1977.

Linda C McNeilly
Linda C. McNeilly

Frank S McNeilly
Frank S. McNeilly

Sworn to and subscribed before me this 23rd day of December, 1977.

James H. Gill Jr.
Notary Public

MY COMMISSION EXPIRES: Life