BOOK 5253 PAGE 454

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,250.00 John K. Etter, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 19 78.

Patricia A. Greer
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(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
John K. Etter, Jr. (NAME)	Commerce Union Bank (NAME)	MAP 59-9
4047 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 134
Nashville, Tn 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	13DA 40680

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 John K. Etter, Jr. et ux Yvette D. Etter

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. 184 on the plan of Section 3, Haynes Estates, of record in Book 4175, page 80, Register's Office for said County.

SAID Lot No. 184 fronts 74.00 feet on the northwesterly margin of Boyd Drive and extends back 139.88 feet on the northeasterly line and 160.09 feet on the southwesterly line to a dead line in the rear, measuring 87.81 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge Co. 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 (XX) } property, known as 4047 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 15TH day of FEBRUARY, 1978

W. L. BAINBRIDGE CO.

BY: W. L. Bainbridge, III, partner

STATE OF TENNESSEE
Davidson County

BOOK 5253 PAGE 455

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Bainbridge 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 15th day of FEBRUARY, 19 78.

Commission expires 9-8-79

Patricia L. Lucas
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. Bainbridge Co.

TO
John H. Etter, Jr.

E 5 0 9 0 5

IDENTIF. REFERENCE

FEB 16 11 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 16 78	CONV	32,250.00			
FEB 16 78 S'TAX			B*	83.72	
FEB 16 78 PR'FEE			B*	.50	
FEB 16 78	W'DEED		B*	4.00	* 88.22

Rec'd for

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