BOOK 5254 PAGE 588

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,700.00

Virgil B. Pulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 19 78

Notary Public

MY COMMISSION EXPIRES:

Mail

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil B. Pulley (NAME)	Commerce Union Bank (NAME)	23W-7340
1901 Forrest Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	83-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	275

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, Marvin E. Phillips and wife Carol I. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgil B. Pulley and wife Ruby C. Pulley

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 part of the 10-1/2 acre tract, as shown on Plat of Richardson Place, as of record in Book 547, page 135, Registers Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

Beginning at a point in the northeast corner of the easterly end of Forrest Avenue; thence North 4 deg. 15' East 108.3 feet to a point; thence South 71 deg. 39' 30" East 73.5 feet to a point; thence South 10 deg. 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence North 85 deg. 25' 30" West along the northerly margin of said strip 60.75 feet to the beginning.

Being the same property conveyed to Marvin E. Phillips and wife, Carol I. Phillips, by deed from Betty K. Johnson et vir J. J. Johnson, III, of record in Book 3434, page 317, Registers Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 1901 Forrest Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (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 hands this 17TH day of FEBRUARY, 19 78

Marvin E. Phillips

Carol I. Phillips

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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 Marvin E. Phillips and wife Carol I. Phillips

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 17TH day of FEBRUARY 1978.

Commission expires 11-6-78

Notary Public

STATE OF TENNESSEE }

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 Marvin E. Phillips

TO Virgil B. Pulley

E 5 1 2 6.5

IDENTIF. REFERENCE

FEB 21 8 51 AM '78

FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

FEB 21 78	CONV	17,700.00			
FEB 21 78	STAX		B*	46.02	
FEB 21 78	FEE		B*	.50	
FEB 21 78	MDEED		B*	4.00	* 50.52