BOOK 5254 PAGE 790

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,205.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th FLOOR FIRST AMERICAN CENTER NASHVILLE, TENN. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY H. WHITE and wife, (NAME)	COMMERCE UNION BANK (NAME)	Map 133-2
253 Thuss Avenue (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Par 80
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6DA 30141

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, ERSELLE STANSELL BAILEY, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY H. WHITE and wife, MARY A. WHITE

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. 4 on the plan of Pleasant View Subdivision of record in Book 1130, page 43, Register's Office for Davidson County.

SAID Lot No. 4 fronts 54 feet on the southerly side of Thuss Avenue and runs back 157.2 feet on the westerly line and 156.8 feet on the easterly line to a dead line in the rear on which it measures 54 feet.

BEING the same property conveyed to Erselle Stansell Bailey by deed from Horace J. Moore and wife, Anne M. Moore of record in Book 5239, Page 960, Register's Office for Davidson County, Tennessee .

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of theGrantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK of record in Book 4991, Page 826, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 253 Thuss Avenue Nashville, Tennessee 37211
(House Number) (Street) (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 20th day of February, 19 78

Erselle Stansell Bailey

ERSELLE STANSELL BAILEY

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 ERSELLE STANSELL BAILEY

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 20th day of February 19 78

Commission expires 10/28/78

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

ERSELLE STANSELL BAILEY

TO

ROY H. WHITE and wife,
MARY A. WHITE

PLEASE FILE IN BOX "7"
ALAN L. SATURN, ATTORNEY
20th Floor First American Center
Nashville, Tennessee 37238

FI 5 1 3 6.2

IDENTIF. REFERENCE

FEB 21 10 57 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB21 78		CONV	32,205.71			
FEB21 78	S'TAX			B*	83.72	
FEB21 78	PR'FEE			B*	.50	
FEB21 78		W'DEED		B*	4.00	* 88.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.