BOOK 5256 PAGE 339

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$27,716.92 Marlene F. Leitsinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene F. Leitsinger (NAME)	Commerce Union Bank (NAME)	149-5-87
4753 Volunteer Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	2DU-68682
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	37239 Tenn (CITY) (STATE) (ZIP)	

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, Jerry Lee Wilson and wife, Cathi A. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marlene F. Leitsinger

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. 107 on the plan of Terragon Trails, Section One, of record in Book 4860, page 61, Register's Office for said County.

SAID Lot No. 107 fronts 62.0 feet on the northwesterly margin of Volunteer Drive and extends back 157.07 feet on the northerly line and 125.0 feet on the southerly line to a dead line in the rear, measuring 69.8 feet thereon.

BEING the same property conveyed to Jerry Lee Wilson and wife, Cathi A. Wilson by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5118, page 334, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay to Commerce Union Bank the mortgage of record in Book 5118, page 336, said Register's Office. Escrow account is to be transferred to Grantee.

Property is subject to restrictions of record in Book 4967, page 406, said Register's Office, and easements and setback lines of record in Plat Book 4860, page 61.

This is unimproved ( ) improved (X) property, known as 4753 Volunteer Drive (House Number) (Street) Antioch, Tn. 37013 (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 our hand s this 23rd day of February, 1978

Jerry Lee Wilson

Cathi A. Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Lee Wilson and Cathi A. Wilson

the bargainors, 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 23rd day of February 19 78

Commission expires 7/19/81

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

52050

WARRANTY DEED

FROM
Jerry Lee Wilson and wife,
Cathi A. Wilson

TO
Marlene F. Leitsinger

IDENTIF. REFERENCE

FEB 24 12 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 24 78	CONV	27,716.92				
FEB 24 78	S'TAX		B*	72.02		
FEB 24 78	PR'FEE		B*	.50		
FEB 24 78	W'DEED		B*	4.00	*	76.52

File Box 12