FORM NO. WD-1

BOOK 5272 PAGE 302

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 78.

Notary Public

MY COMMISSION EXPIRES: Aug. Req

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Frank M. Newman, Atty., 2623 Lebanon Rd., Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Farrell & Jennifer R. Smythia (NAME)	Commerce Union Bank (NAME)	4D 24250
4400 Andrew Jackson Pkwy (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Map 75-7
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par 22

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, DAVID B. HEFLIN & wife, VIRGINIA L. HEFLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. FARRELL & JENNIFER R. SMYTHIA

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. 89 on the Plan of Tulip Grove, §2, as of record in Book 3700, Page 122, in the Register's Office for said County.

Said Lot No. 89 begins at a concrete monument in the northerly margin of Old Hickory Blvd., the southwest corner of Lot No. 89 and thence north 11° 43' east 130.49 feet to a concrete monument; thence north 15° 33' east 15.65 feet to a point at the common rear corners of Lots 89 and 90; thence with the line between said lots eastwardly 134.33 feet to a point in the westerly margin of Andrew Jackson Parkway; thence with the margin of same southwardly 104.39 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.21 feet to a concrete monument inthe northerly margin of Old Hickory Blvd.; thence with the margin of same westwardly 101.91 feet to the beginning.

Being the same property conveyed to David B. Heflin and wife, Virginia L. Heflin, by deed from Kenneth R. Willis and wife, Joyce K. Willis, as of record in Book 5025, Page 665, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the lien contained in and secured by a certain deed of trust of record in Book 5025, Page 667 in the Register's Office for Davidson County, Tennessee, the obligation to pay which is hereby assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4400 Andrew Jackson Parkway, Hermitage, Tenn. 37076
(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 our hand s this 10th day of April, 19 78

David B. Heflin

Virginia L. Heflin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DAVID B. HEFLIN & wife, VIRGINIA L. HEFLIN 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 10th day of April 1978

Commission expires June 4, 1979

Lisa M. Ledbetter
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

E 59290

IDENTIF. REFERENCE

APR 12 10 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM
DAVID B. HEFLIN et ux

TO
JAMES A. FARRELL &
JENNIFER R. SMYTHIA

Mail Send to 3623 Lakeview Dr

CO 55,900.00	MO
WD 4.00	MS
TD	ST 145.34
CC	ST
MR	PF .50
UCC	TOTAL 149.84