Form No. WD-1

BOOK 5275 PAGE 830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$190,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires August 15, 1979

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Al C. Mifflin et ux (NAME)	Commerce Union Bank (NAME)	BM 08130
4440 Sheppard Place (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place, Real Estate Div. (STREET ADDRESS)	Map 130-6
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	Parcel 26

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, James W. Perkins, Jr. and wife, Betty B. Perkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Al C. Mifflin and wife, Ann W. Mifflin

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 Lots Nos. 1, 2 and part of Lot No. 3 on the Plat of the re-subdivision of Lots Nos. 9, 10, & 11 of the Subdivision of Lot No. 47 and the strip lying north of same in Belle Meade, as of record in Book 547, Page 161, Register's Office for said County, described together as follows:

BEGINNING at the northeast corner of Belle Meade Boulevard and Sheppard Place; thence with the northerly margin of Sheppard Place, eastwardly 297.6 feet to a point, said point being the common boundary line of Lots 2 and 3; thence with the line between said two lots, N 14 deg. 30 mins. E 104 feet, more or less, to a point where a brick fence intersects with said line; thence easterly along the line of said brick fence, 9 inches to a point; thence northwardly 104 feet, more or less, to the northerly line of said Lot No. 3 at a point 12 feet east of the northeast corner of Lot No. 2; thence westwardly 368 feet to the easterly margin of Belle Meade Boulevard; thence with said Boulevard southwardly 164.6 feet to the beginning.

BEING the same property conveyed to James W. Perkins, Jr. and wife, Betty B. Perkins by deed from Hazel B. Cockrill, a widow, of record in Book 3704, Page 132, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 735, Page 54, and any existing easements of record.

This is unimproved ( ) / improved (XX) property, known as 4440 Sheppard Place (House Number) (Street) Nashville, TN 37205 (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 this 17th day of April, 19 78

JAMES W. PERKINS, JR.

BETTY B. PERKINS:

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Perkins, Jr. and wife, Betty B. Perkins

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 17th day of April 19 78

Commission expires 9/3/78

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
JAMES W. PERKINS, JR. AND WIFE,
BETTY B. PERKINS

TO
AL C. MIFFLIN AND WIFE,
ANN W. MIFFLIN

E60946

IDENTIF. REFERENCE

APR 20 2 22 PM '78

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

APR20 78	CONV	99,000.00		
APR20 78	CONV	91,000.00		
APR20 78	S'TAX		B* 494.00	
APR20 78	PR'FEE		B* .50	
APR20 78	W'DEED		B* 4.00	* 498.50

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238