BOOK 5276 PAGE 974

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,100.00

Ludie Collins Monette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF APRIL 19 78

Notary Public

MY COMMISSION EXPIRES

SHIRLEY NOTARY PUBLIC AT LARGE STATE OF TENN.

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 |
|---|---|---|
| Ludie Collins Monette (NAME) | Commerce Union Bank (NAME) | 134-9 |
| Lot 75, Greenwood Hills (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | 17 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37239 (CITY) (STATE) (ZIP) | 5DU 7000 |

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, Colonial Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ludie Collins Monette and wife Martha Claire Monette

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. 75 on the Plan of Greenwood Hills, Section IV, of record in Book 4955, page 49, Register's Office for said County.

SAID Lot No. 75 fronts 60.42 feet on the southerly margin of Eckhart Drive and extends back 147.41 feet on the easterly line and 145.00 feet on the westerly line to a dead line in the rear measuring 66.97 feet thereon.

BEING part of the same property conveyed to Colonial Homes by deed from Theodore H. Pailet, Trustee, of record in Book 5178, page 393, Register's Office for Davidson County, Tennessee.

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

This is unimproved (X) improved ( ) property, known as Lot 75, Greenwood Hills 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 APRIL, 19 78

Colonial Homes

Jack Wilkins

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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** Jack Williams and Steve Vandevender

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** 20TH **day of** APRIL, 19 78

**Commission expires** 11-6-79

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE STATE

**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** Colonial Homes

**TO** Ludie Collins Monette

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T

IDENTIF. REFERENCE

APR 24 2 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| APR 24 78 | CONV | 45,100.00 | | |
| APR 24 78 | S'TAX | | B* | 117.26 |
| APR 24 78 | PR'FEE | | B* | .50 |
| APR 24 78 | W'DEED | | B* | 4.00 |
| | | | * | 121.76 |

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