BOOK 5278 PAGE 143

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

36,000.00 Gerald L. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 19 78.

Notary Public

MY COMMISSION EXPIRES: 11-6-79

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
Gerald L. Thomas (NAME)	Commerce Union Bank (NAME)	5DU-39768
253 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	162-6
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nasnville, TN 37239 (CITY) (STATE) (ZIP)	62

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, Lewis E. Grimes and Deboran E. Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald L. Thomas and wife Barbara Thomas

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. 47 on the Plan of Fair Oaks Subdivision, Section I, of record in Book 4175, page 42-43, Register's Office for said County.

Said Lot No. 47 fronts 75.0 feet on the southerly side of Delvin Drive and extends back 129.90 feet on the westerly line and 136.0 feet on the easterly line to a line in the rear on which it measures 84.6 feet.

Being the same property conveyed to Lewis E. Grimes and wife, Deborah Grimes by deed from Christopher W. French and wife, Sarah French, of record in Book 4611, page 670, Register's Office for Davidson County, Tennessee.

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

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is improved (X) unimproved ( ) property, known as 253 Delvin Drive (House Number) (Street) Antioch, Tennessee 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 this 25TH day of APRIL, 19 78

+ Lewis E. Grimes
Lewis E. Grimes

+ Deborah E. Grimes
Deborah E. Grimes

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis E. Grimes and Deborah E. Grimes

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 25TH day of APRIL, 19 78

Commission expires 11-6-79

Notary Public

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 Lewis E. Grimes

TO Gerald L. Thomas

E 6 2 0 3 4

IDENTIF. REFERENCE

APR 26 3 30 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR 26 78	CONV	36,000.00			
APR 26 78	RS'TAX		B*	93.60	
APR 26 78	PR'FEE		B*	.50	
APR 26 78	W'DEED		B*	4.00	* 98.10

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