Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Betty S. McBride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 1978

Notary Public

MY COMMISSION EXPIRES: 2-25-79

(AFFIX SEAL)

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
Betty McBride (NAME)	Commerce Union Bank (NAME)	96-1
2722 Bluefield Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	98
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	3DZ-16810

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 Brackney J. Reed (single) and Donald R. Baskin, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty McBride

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 the easterly part of Lot No. 20 on the Plan of Bluefields, as of record in Book 843, page 16, Register's Office for said County, more fully described as follows:

SAID part of Lot No. 20 fronts on the northerly side of Bluefields Avenue, and extends back 193 feet on the westerly line and 219 feet on the easterly line to a dead line measuring 66.7 feet.

BEING the same property conveyed to Brackney J. Reed (single) by deed from John Harwell, of record in Book 5129, page 714, said Register's Office, the said Brackney J. Reed (single) having since conveyed one-half undivided interest in and to said property to Donald R. Baskin, unmarried, by quitclaim deed of record in Book 5279, page 516, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust recorded in Book 5129, page 716, Register's Office for said County, securing a promissory note dated March 29, 1977, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $31,979.59, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (XX) property, known as 2722 Bluefield Avenue (House Number) (Street) Nashville, Tennessee 37214 (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 hands this 1ST day of MAY, 1978

Brackney J. Reed (single) Brackney J. Reed

Donald R. Baskin, unmarried, Donald R. Baskin

BOOK 5280 PAGE 883

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brackney J. Reed (single) and Donald R. Baskin, unmarried,

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 1ST day of MAY, 19 78

Commission expires 2-21-79

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 Brackney J. Reed (single)

TO Betty McBride

E 6327 3

IDENTIF. REFERENCE

MAY 3 2 45 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAY-3 78		CONV	46,500.00		
MAY-3 78	S'TAX			B* 120.90	
MAY-3 78	PR'FEE			B* .50	
MAY-3 78		W'DEED		B* 4.00	* 125.40

THOMPSON & CRAWFORD
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