Form No. WD-1

BOOK 5289 PAGE 413

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF ~~DAVIDSON~~ Washoe

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

58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY 1978

Notary Public — State of Nevada

MY COMMISSION EXPIRES: 3-21-1982

(AFFIX SEAL) My Commission expires Mar. 21, 1982

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
Francis F. Mohrmann (NAME)	Commerce Union Bank (NAME)	3DZ-37100
254-256 Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	MAP 94-8
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	PARCEL 55

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 E. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis F. Mohrmann and wife Florine L. Mohrmann

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. 68 on the Plan of Clovernook Subdivision as of record in plat Book 2900, Page 52, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to James E. Adams by deed from C. C. Adams and James E. Adams, of record in Book 3829, Page 12, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2963, page 153, and any existing easements of record.

This is unimproved ( ) improved (XX) property, known as 254-256 Clovernook Drive (House Number) (Street) Nashville, TN 37210 (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 5TH day of MAY, 1978

James E. Adams

James E. Adams

BOOK 5289 PAGE 413

STATE OF TENNESSEE
Davidson County

BOOK 5289 PAGE 414

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5TH day of MAY, 18 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 upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 James E. Adams

TO Francis F. Mohrmann

E 67086

IDENTIF. REFERENCE

MAY 24 10 55 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee 11

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

MAY24 78	CONV	58,000.00			
MAY24 78	S'TAX		B*	150.80	
MAY24 78	PR'FEE		B*	.50	
MAY24 78	W'DEED		B*	4.00	* 155.30