BOOK 5293 PAGE 403

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 79,900.00 James A. Pilkinton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY 19 78

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Pilkinton (NAME)	Commerce Union Bank (NAME)	MAP 117-12
1515 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 122
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	16DA03700

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, Roberta S. Walker and husband, John F. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Pilkinton et ux Eva S. Pilkinton

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 the westerly 125 feet of Lot No. 2, Block "C" on the plan of Clairmont Subdivision, of record in Book 974, page 8, Register's Office for said County.

Said part of Lot No. 2 fronts 125.0 feet on the southerly margin of Clairmont Place and extends back 176.7 feet more or less on the easterly line and 176.6 feet on the westerly line to a dead line in the rear, measuring 125.0 feet thereon.

Being the same property conveyed to Roberta S. Walker, Charlotte T. Stephenson, and Lawrence C. Stephenson by deed from L. L. Stephenson and wife, Mrs. L. L. Stephenson of record in Book 4534, page 912, said Register's Office, the said Lawrence C. Stephenson conveyed his interest therein to the said Roberta S. Walker and Charlotte T. Stephenson, by deed of record in Book 4760, page 646, said Register's Office; the said Charlotte T. Stephenson subsequently conveyed her interest therein to the said Roberta S. Walker, by deed of record in Book 4990, page 219, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 1515 Clairmont Place (House Number) (Street) Nashville, TN 37215 (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 S this 31ST day of MAY, 19 78

Roberta S. Walker

John F. Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta S. Walker and husband, John F. Walker

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 31ST day of MAY 19 78.

Commission expires 3-8-80

John W. Adams
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 (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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Roberta S. Walker

TO
James A. Pilkinton

E 68828

IDENTIF. REFERENCE

JUN 2 2 12 PM '78

FELIX [illegible]
DAVIDSON [illegible]

Box 1
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JUN-28 78	CONV	79,900.00			
JUN-28 78	S'TAX		B*	207.74	
JUN-28 78	PR'FEE		B*	.50	
JUN-28 78	W'DEED		B*	4.00	* 212.24