FORM NO. WD-1

BOOK 5301 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,215.00 James Richard Garton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 19 78

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Richard Garton (NAME)	Commerce Union Bank (NAME)	MAP 61-10
3857 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 75
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	12DZ11765

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, Marion Thurman and wife, Eva M. Thurman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Richard Garton et ux Patricia Garton

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. 12 on the plan of Maplewood Heights, as re-subdivided, of record in Book 4885, page 27, Register's Office for said County.

SAID Lot No. 12 fronts 70.0 feet on the easterly margin of Edwards Avenue and extends back between parallel lines 300.0 feet to a dead line.

BEING part of the same property conveyed to Marion Thurman by deed from Commerce Union Bank of record in Book 5251, page 493, Register's Office for Davidson County, Tennessee.

JUN21 78	CONV	29,215.00			
JUN21 78	S'TAX		B*	75.92	
JUN21 78	PR'FEE		B*	.50	
JUN21 78	W'DEED		B*	4.00	* 80.42

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

This instrument is executed on behalf of Marion Thurman and wife, Eva M. Thurman by Carolyn C. Pace for Marion Thurman and Carolyn Pace for Eva M. Thurman as their Attorney in Fact pursuant to recorded Powers of Attorney of record in Book 4810, page 198, and Book 5116, page 134, respectively, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (XX) property, known as 3857 Edwards Avenue (House Number) (Street) Nashville, TN 37216 (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 19TH day of JUNE, 19 78

Marion Thurman
BY: Carolyn C. Pace
Carolyn C. Pace

Eva M. Thurman
BY: Carolyn C. Pace
Carolyn C. Pace

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Thurman

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 19TH day of JUNE 19 78.

Commission expires _____

_____
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

WARRANTY DEED

FROM
Marion Thurman

TO
James Richard Garton

E 72368.

IDENTIFICATION REFERENCE

JUN 21 9 57 AM '78

REC'D 4 OK'D & PR

WILKINS, ADAMS, WEEKS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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 Carolyn C. Pace, also known as Carolyn Pace, with whom I am personally acquainted, and who acknowledged, that she executed the within instrument on behalf of Marion Thurman and wife, Eva M. Thurman as their Attorney in Fact as the free act and deed of the within named Marion Thurman and wife, Eva M. Thurman.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 1978.

Notary Public

My commission expires:

1-18-82