WARRANTY DEED

BOOK 5310 PAGE 124

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24437-

E M
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-13-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evett Myles Ferrell, Jr. (NAME)	Commerce Union Bank (NAME)	149-9
4808 Trappers Ridge (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Par 193 Jo
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	

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, Willard A. Duke and wife, Cheryl S. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evett Myles Ferrell, Jr.

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. 147 on the Plan of Terragon Trails, Section Two, of record in Book 5050, page 9, Register's Office for said County.

Said Lot No. 147 fronts 72.28 feet on the southwesterly margin of Trappers Ridge and extends back 127.56 feet on the northwesterly line and 108.9 feet on the southeasterly line to a broken line in the rear, measuring 67.24 feet thereon.

Being the same property conveyed to Willard A. Duke and wife, Sheryl S. Duke by deed from Marion Thurman and wife, Eva M. Thurman as of record in Book 5149, page 633, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5149, page 635, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is improved (XX) unimproved ( ) property, known as 4808 Trappers Ridge, Antioch, TN 37013
(House Number) (Street) (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 10th day of July, 19 78

Willard A. Duke
Willard A. Duke

Cheryl S. Duke
Cheryl S. Duke

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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 Willard A. Duke and wife, Cheryl S. Duke

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, Tennesee this day of July, 19 78

Notary Public

Commission Expires 11-12-80

STATE OF
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 purpose 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

E 7619

IDENTIF. REFERENCE

JUL 12 10 30 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 78	CONV	34,437.00			
JUL 12 78 S'TAX			B*	89.44	
JUL 12 78 PR'FEE			B*	.50	
JUL 12 78	W'DEED		B*	4.00	* 93.94

W. G. Tisdale
P.O. Box 2257
Nashville, Tenn. 37211

WARRANTY DEED

FROM
Willard A. Duke et ux

TO
Evett Myles Ferrell, Jr.

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York