This Form furnished by Attorneys Title Company, Inc.

BOOK 5312 PAGE 42

Form No. WD-2

FROM

Spencer L. Matthews and wife,

Ann S. Matthews

TO

Eva J. Calvin

Mail For draftsman's use

THIS INSTRUMENT PREPARED BY:

David H. King, Attorney at Law
203 Third Avenue South
Franklin, Tennessee 37064

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Eva J. Calvin et al (NAME)	Commerce Union Bank (NAME)	162-6
121 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers - Suite 2114 (STREET ADDRESS)	Par 369 Ex
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUL 17 2 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E.T. 7.1.23

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

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

$ 33,853.76 Eva J. Calvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 19 78

Notary Public

MY COMMISSION EXPIRES: 1-27-79

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 5055, page 375, dated August 6, 1976, to secure Commerce Union Bank on a note in the original amount of $26,250.00 payable as therein specified, J. G. Palmer, Trustee. Recorded in Register's Office Davidson County, Tennessee.

We, Spencer L. Matthews and wife, Ann S. Matthews

have bargained and sold, and by these presents do transfer and convey unto the said Eva J. Calvin, Robert M. Kuzma, and Roy M. Kuzma, as joint tenants with the right of survivorship ~~her~~ 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. 53 on the Plan of Resubdivision of Lots 53 and 54, Bess Estates, Section II, of record in Book 4660, page 196, Register's Office for said County.

Said Lot No. 53 fronts 70.20 feet on the southeasterly margin of Ocala Drive and extends back 130 feet on the southwesterly line and 155.00 feet on the northeasterly line to a dead line in the rear, measuring 74.52 feet thereon.

Being the same property conveyed to Spencer L. Matthews and wife, Ann S. Matthews, by deed from Tommy H. Melton and wife, Gloria J. Melton of record in Book 5101, page 769, Register's Office for Davidson County, Tennessee.

JUL 17 CONV 33,853.76
JUL 17 S'TAX B* 88.14
JUL 17 PR'FEE B* .50
JUL 17 W'DEED B* 4.00 * 92.64

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This is ~~unimproved~~ (X) improved property, known as 121 Ocala Drive (House Number) (Street) Antioch (P. O. Address) (City or Town) 37013 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eva J. Calvin, Robert M. Kuzma and Roy M. Kuzma, as joint ~~tenants~~ survivorship tenants with the right of the heirs and assigns, forever.

And we do covenant with the said Eva J. Calvin et al 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.

And we, Spencer L. Matthews and wife, Ann S. Matthews do further covenant and bind Eva J. Calvin, ~~her~~ et al and their heirs and representatives, to warrant and forever defend the title to the said land to the said Eva J. Calvin et al ~~her~~ and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 12th day of July, 1978

Spencer L Matthews

Ann S Matthews

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, Rose Marie Clark, a Notary Public in and for said County and State, the within named Spencer L. Matthews and wife Ann S. Matthews

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 Brentwood, Tn. 37027 Tennessee, this 12 day of July, 1978

Rose Marie Clark, Notary Public.

Commission expires 1-27-79

RECORDER'S MEMO
Legibility of Writing, Typing or Printing This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires