THIS INSTRUMENT PREPARED BY JOHN C. TUNE, ATTORNEY, [illegible] FLOOR
AMERICAN CENTER, NASHVILLE, TENNESSEE 37238.

# WARRANTY DEED

BOOK 5312 PAGE 222

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marshall T. Polk, III, et ux. (NAME:) | Commerce Union Bank (NAME:) | 8DZ 73300 |
| 101 Jocelyn Hills Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546 (STREET ADDRESS) | 129-2-57 |
| Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37219 (CITY) (ZONE) (STATE) | |

*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, the receipt of which is hereby acknowledged,

We, Wayne C. Sargent and Marybeth D. Sargent,

*have bargained and sold, and by these presents do transfer and convey unto the said* Marshall T. Polk and wife, Sandra M. Polk, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Parcel A: A tract of land in the 8th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 4, 1973, as follows:

Beginning at an existing concrete monument, which is in the northwest corner of Section 4, West Meade Farms, as recorded in Book 1834, page 94, Register's Office of Davidson County, Tennessee, and the southeast corner of West Meade Farms, Section J, as recorded in Book 1835, page 25, said Register's Office, and proceeding as follows: South 9° 42' West 700.42 feet to an iron pin; thence North 85° 19' West 476.6 feet to an iron pin; thence North 70° 26' West 476.0 feet to an iron pin; thence North along the easterly boundary of West Meade Farms, Section 11, as recorded in Book 2331, page 102, said Register's Office, North 1° 42' West a distance 322.8 feet to an existing monument; thence North 68° 24' East 299.4 feet to an existing monument; thence North 73° 01' East a distance of 327.1 feet to an existing monument; thence North 84° 21' East a distance of 362.8 feet to an existing monument; thence South 54° 00' East 121 feet to the point of beginning, containing 13.90 acres, more or less.

Parcel B: A 50-foot easement for the benefit of Parcel A for ingress and egress over, under and across the premises, the center line of which crosses a certain tract of land in the 8th Civil District of Davidson County, Tennessee, and portions of Lots Nos. 939, 942 and 943 on the Plan of West Meade Farms, Inc., Section 12, of record in Plan Book 3106, page 22, Register's Office of said County, and the remainder of Parcel A from the plan of record in Book 2331, page 111, Register's Office of said County, and which center line is more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 229,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of July, 1978

Notary Public

My commission expires: NOV 13 '80

(Affix Seal)

Beginning at the center line of a cul-de-sak in Baskin Drive, as recorded on the Revised Plan of West Meade Farms, Inc., Section 12, Plan Book 3106, page 22, Register's Office of Davidson County, Tennessee, and proceeding as follows: South 13° 57' East a distance of 64.3 feet to a point; thence with a curve to the left, having a radius of 109.60 feet, a distance of 149.08 feet to a point; thence continuing with a curve to the left, having a radius of 109.60 feet, a distance of 149.08 feet to a point; thence North 10° 11' East a distance of 252.34 feet to a point; thence with a curve to the left, having a radius of 526.30 feet, a distance of 364.67 feet to a point; thence North 29° 31' West a distance of 72.20 feet to a point; thence with a curve to the right having a radius of 395.9 feet, a distance of 105.38 feet to a point; thence North 14° 16' West a distance of 190 feet to a point; thence with a curve to the right, having a radius of 460.9 feet, a distance of 253.4 feet to a point; thence North 17° 14' East a distance of 306.60 feet to a point in the property line of the Allen Cargile Homeplace, as depicted on the survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 15, 1973.

Being the same property conveyed to Wayne C. Sargent and wife, Marybeth D. Sargent by deed from William Allen Cargile and Carroll Young Cargile of record in Book 4716, page 68, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 101 Jocelyn Hills Road, Nashville, Tennessee 37205.
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Marshall T. Polk and wife, Sandra M. Polk, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Marshall T. Polk and wife, Sandra M. Polk, *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,* except for taxes for 1978, a lien, but not yet due and payable, restrictive covenants of record in Book 2536, page 115, R.O.D.C., terms and provisions of those certain agreements contained in the deed of record in Book 3508, page 349, R.O.D.C., a 50 foot access easement to water tank, a 10 foot public utility easement, a minimum building setback line and conditions of owners certificate, as depicted on the plan of West Meade Farms, Inc., Section 1s, of record in Plan Book 3106, page 22,*

*And* we, Wayne C. Sargent and wife, Marybeth D. Sargent, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marshall T. Polk and wife, Sandra M. Polk, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 5th, 11th *day of* July, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wayne C. Sargent
WAYNE C. SARGENT

Marybeth D. Sargent
MARYBETH D. SARGENT

* R.O.D.C., terms and provisions of easement described as Parcel B, which benefits Parcel A, and the conditions of an Agreement dated June 1, 1973, of record in Book 5308, page 733, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Karen W. Free, *a Notary Public in and for said County and State, the within named* Marybeth D. Sargent,

one of

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 11th *day of* July, *19* 78.

Karen W. Free, *Notary Public.*

*Commission Expires* 9/13/80.

NOTARY PUBLIC DAVIDSON

STATE OF CALIFORNIA
COUNTY OF San Bernadino

*Personally appeared before me,* Edith L. Smith, *a Notary Public in and for said County and State, the within named* Wayne C. Sargent,

one of

*the bargainor*s, *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* San Bernadino, California, *this* 5-9 *day of* [illegible] 78.

OFFICIAL SEAL
EDITH L. SMITH
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My comm. expires JAN 15, 1980

Edith L. Smith, *Notary Public.*

*Commission Expires*

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*.....

# WARRANTY DEED

FROM

WAYNE C. SARGENT and Wife,

MARYBETH D. SARGENT

TO

MARSHALL T. POLK and Wife,

SANDRA. M. POLK

JUL 18 78 CONV 90,000.00 8* 596.70
JUL 18 78 CONV 90,000.00 8* .50
JUL 18 78 CONV 49,500.00 8* 8.00
JUL 18 78 STAX * 605.20
JUL 18 78 PNTFEE
JUL 18 78 W'DEED

E 7 7 1 9 1

IDENTIF. REFERENCE

Jul 18 8 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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**Chicago Title Insurance Company**
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

Ellie Watkins & Adams

John C. Tune, 244-2770