WARRANTY DEED BOOK 5316 PAGE 70

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM T.IRVINE,ET UX	Commerce Union Bank	5DU-55971
(NAME) 5510 Country Dr.#95	(NAME) Main Street	Map:162-9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.37211	(STREET ADDRESS) Nashville, Tennessee	Par: 95
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- Dollars,

cash in hand paid by the herein named Grantee and other good and valuable consideration and the assumption of a first mortgage owed to Commerce Union Bank with the remaining balance being $27,079.74.

THIS INSTRUMENT PREPARED BY:
VIRGINIA J. SLOAN, BROKER
5600 Country Dr.,Nashville, Tenn. 37211

JUDITH H. BALTHROP
has
have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM T. IRVINE AND WIFE, VIRGINIA G. IRVINE

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Townhouse No. 95, Building No. 16, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said property.

BEING the same property conveyed to Judith Balthrop, by deed from Vincent J. Lachina and wife, Carole C. Lachina, of record in Book 5284, Page 464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restriction, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4659, page 32, as amended in Book 4937, page 429 said Register's Office; the By-Laws for the administration of the building easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and ohter utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment of the Tennessee Code Annotated.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 35,079.74

Subscribed and sworn to before me, this the 22nd day of July 1978

Affiant

My commission expires: Oct 18,1981 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Townhouse 95, Bldg.16 Hickory Valley (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
WILLIAM T. IRVINE AND WIFE, VIRGINIA G. IRVINE their *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* WILLIAM T. IRVINE AND WIFE, VIRGINIA G. IRVINE, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 22nd *day of* July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Judith H Balthrop

JUDITH H. BALTHROP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Judith H. Balthrop, *the within named bargainor....., 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* 22nd *day of* July, *19*78.

Mary Jman *Notary Public*

Commission expires Oct 18, 1981

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

JUDITH H. BALTHROP

TO

WILLIAM T. IRVINE, ET UX

PLEASE RETURN TO:
VIRGINIA J. SLOAN, BROKER
5600 Country Drive,
Nashville, Tenn. 37211

E 7.8 9 1.0.

IDENTIF. REFERENCE

JUL 26 10 09 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

JUL 26 78	CONV	35,079.74			
JUL 26 78	S'TAX		B*	91.26	
JUL 26 78	PR'FEE		B*	.50	
JUL 26 78	W'DEED		B*	4.00	* 95.76