WARRANTY DEED

BOOK 5316 PAGE 638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $52,612.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: Oct 28, 1978

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID A. GAY, et ux (NAME)	COMMERCE UNION BANK (NAME)	52-8
1205 Blackfoot Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	42
Nashville, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	11D 90654

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, JOHN A. TEMPLETON and wife, HAZEL M. TEMPLETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. GAY and wife, PHYLLIS GAY

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. 56 on the Plan of the Resubdivision of Lots 56 and 57, Sequoia Valley, Section II, as of record in Book 4470, page 94, Register's Office for said County.

Said Lot 56 fronts 44.3 feet on the northerly side of Blackfoot Court, and runs back 120.2 feet on the easterly side and 164.9 feet on the westerly side to a line which measures 171.15 feet.

Being the same property conveyed to John A. Templeton and wife, Hazel M. Templeton by deed from Robert W. Slate and wife, Ruth N. Slate of record in Book 4544, page 625, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1205 Blackfoot Court, Nashville, Tennessee 37115
(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 hand s this 25th day of July, 1978

John A. Templeton
JOHN A. TEMPLETON

Hazel M. Templeton
HAZEL M. TEMPLETON

BOOK 5316 PAGE 639

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 John A. Templeton and Hazel M. Templeton

the bargainors 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 Goodlettsville, Tennessee, this 25th day of July, 19 78

Commission Expires October 28, 1978 Douglas M Berry, Notary Public

DOUGLAS M. BERRY NOTARY PUBLIC STATE OF TENNESSEE LARGE

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 7 9 1 3 3

IDENTIF. REFERENCE

JUL 27 9 37 AM '78

FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY, TENN.

JUL 27 78	CONV	52,612.10		
JUL 27 78	S'TAX		B* 136.76	
JUL 27 78	PR'FEE		B* .50	
JUL 27 78	W'DEED		B* 4.00	* 141.26

WARRANTY DEED

FROM JOHN A. TEMPLETON, et ux

TO DAVID A. GAY, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING U.S. LIFE TITLE INSURANCE Company of New York