WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Grandville Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 1978.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-79 (AFFIX SEAL)

May

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grandville Stevens et ux and Sam Stevens (NAME)	Commerce Union Bank (NAME)	Map 22-6 STATE
1124 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	par 263
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15DA 12155

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, Joe C. Boleyjack and wife, Margaret H. Boleyjack

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grandville Stevens and wife, Betty Ann Stevens and Sam Stevens

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. 23 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County. Said Lot no. 23 fronts 50.0 feet on the southerly margin of McGavock Pike (formerly Maxey Avenue) and runs back between parallel lines measuring 200.0 feet on each line to an alley in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Joe C. Clifton Boleyjack and wife, Margaret H. Boleyjack by deed from Bobby E. Baker and wife, Lois Rhea Baker of record in Book 5140, page 190, Register's Office for Davidson County, Tennessee.

***It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a deed of trust of record in Book 4079, page 649, said Register's Office to which reference is here made for a more definite description of said note.

Joe C. Boleyjack and Joe Clifton Boleyjack being one and the same person.

This is (unimproved) (improved) property, known as 1124 McGavock Pike, Nashville, Tennessee
(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 28th day of July, 19 78

Joe C. Boleyjack
JOE C. BOLEYJACK

Margaret H. Boleyjack
MARGARET H. BOLEYJACK

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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 Joe C. Boleyjack and wife, Margaret H. Boleyjack

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 Madison, Tennessee, this 28th day of July, 1978.

Charles P. Cron
Notary Public

Commission Expires 11-7-79

CHARLES P. CRON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

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IDENTIF. REFERENCE

JUL 31 2 30 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 31 78	CONV	17,000.00		
JUL 31 78	S'TAX		B*	44.20
JUL 31 78	PR'FEE		B*	.50
JUL 31 78	W'DEED		B*	4.00
			*	48.70

WARRANTY DEED

FROM Joe C. Boleyjack et ux

TO Grandville Stevens et ux and Sam Stevens

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

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