BOOK 5320 PAGE 985

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,950.00

J. H. Ambrose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF AUGUST 19 80.

Notary Public

MY COMMISSION EXPIRES 11-6-83

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Howard Ambrose (NAME)	Commerce Union Bank (NAME)	52-9
1117 Fernbank Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	66
Madison, Tn 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	119 07305

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 Herman L. Rogers and Goldie P. Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Howard Ambrose and wife Doris Spivey Ambrose

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

Being part of Lot No. 17 of Montague Subdivision, of record in Book 421, page 129, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the southeasterly margin of Fernbank Drive as widened at a point 280 feet northwardly from Palestine Avenue; thence south 53 degrees 7 minutes east 208.8 feet to a point; thence north 36 degrees 53 minutes east 64 feet to the southeaserly corner of the property conveyed to James K. Chaffin and wife, Joyce Chaffin by deed of record in Book 3456, page 379, said Register's Office; thence with Chaffin's southerly line north 53 degrees 7 minutes west 208.8 feet to a point in the southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, south 36 degrees 53 minutes west 64 feet to the point of beginning.

Being the same property conveyed to Goldie P. Rogers by deed from H. L. Bainbridge Company, (a partnership) of record in Book 3504, page 547, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

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

This is improved (X) unimproved ( ) property, known as 1117 Fernbank Drive Madison, Tn 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 seised 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 hands this 1ST day of AUGUST, 1980

Herman L. Rogers

Goldie P. Rogers

STATE OF TENNESSEE }

BOOK 5320 PAGE 986

Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named Herman L. Rogers and wife, Goldie P. Rogers

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 Nashville, Tennessee, this 1st day of August 19 78.

Commission expires 11-4-79

Shirley E Jackson
Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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 purposes 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 8 1 0 1 5

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

AUG 4 3 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-4-78	CONV	34,950.00		
AUG-4-78	S'TAX		B*	90.74
AUG-4-78	PR'FEE		B*	.50
AUG-4-78	W'DEED		B*	4.00
			*	95.24

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201