USLIFE #043332

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James E. Shelby, et ux. (NAME)	Commerce Union Bank (NAME)	Map #83-5
1024 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel #151
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	FB # 18805

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- ($ 10.00)---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged.

AUG 17 78	CONV	26,000.00			
AUG 17 78	S'TAX		B*	67.60	
AUG 17 78	PR'FEE		B*	.50	
AUG 17 78	W'DEED		B*	4.00	* 72.10

I, Theona M. Brown, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Shelby and wife, Brenda L. Shelby

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th, formerly the 19th, Ward of the City of Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 7 on the plan of the D. H. Bailey Property, as of record in Book 421, page 65, Register's Office for said County, described as follows:

Beginning on the southerly margin of Maxwell Avenue at the corner of Lots No. 6 and 7; thence with the line between said two lots southwardly 155 feet, more or less, to the northeast corner of the Stevens property; thence with said Stevens' northerly line westwardly 50 feet to the dividing line between Lots 7 and 8; thence with said line northwardly 160.4 feet, more or less, to the southerly margin of Maxwell Avenue; thence with said Avenue eastwardly 50.3 feet to the beginning.

Being the same property conveyed to Aaron Burr Brown, Sr. and wife, Theona M. Brown by deed from Harley Hulick and wife, Ann L. Hulick, of record in Book 1761, page 453, Register's Office for said County; the said Aaron Burr Brown, Sr. having since died.

1978 taxes are a lien, but are not yet due and payable. They have been prorated and assumed by the grantees herein.

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

unimproved ( )
This is improved (X) property, known as 1024 Maxwell Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16th day of August, 19 78.

Theona M. Brown

Theona M. Brown

BOOK 5326 PAGE 292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Theona M. Brown

the 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, this 16th day of August, 1978.

My commission expires 11-5-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Shelby

Sworn to and subscribed before me this 16th day of August, 1978.

My commission expires 11-5-80 Notary Public

This instrument was prepared by:

John P. Brown, Jr., Attorney at Law, 3716 Hillsboro Road, Nashville, TN 37215

Name Address

WARRANTY DEED

FROM Theona M. Brown

TO James E. Shelby and wife, Brenda L. Shelby

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

E 83372

IDENTIF. REFERENCE

AUG 10 23 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.