Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 1978

Notary Public

MY COMMISSION EXPIRES: 2-25-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip T. Marshall, Jr. etux (NAME)	Commerce Union Bank (NAME)	15DZ
4123 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	35340
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	

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 Richard J. Fignar and wife Cheryl A. Fignar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Marshall, Jr. and wife Carolyn Marshall

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. 26A and part of Lot No. 22 on the Plan of Waddeys River Bluff Subdivision, as of record in Book 843, page 101, said Register's Office.

SAID Lot No. 26A fronts 77 feet on the westerly side of Claypool Strret, now called Moss Rose Drive and runs back 158 feet on the northerly line and 146 feet 8 inches on the sourtherly line to a dead line and measures 85 feet thereon SAID Part of Lot No. 22 beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26A; thence with the margin of said street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford, Sr. and wife, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet more or less, to the corner of Lots 24 and 26A; thence with the line between said Lots 26A and 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Richard J. Fignar and wife, Cheryl A. Fignar by deed from Roger C. Sutton and wife, Nancy S. Sutton of record in Book 4953, page 907, said Register's Office.

This conveyance is subject to any and all existing restrictions, easements and rights of way of record.

This is ( ) unimproved (XX) improved property, known as 4123 Moss Rose Drive Nashville, TN 37216
(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 9TH day of AUGUST, 19 78

Richard J. Fignar

Cheryl A. Fignar

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Fignar and wife Cheryl A. Fignar

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 9TH day of AUGUST, 19 78

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM Richard J. Fignar

TO Philip Marshall, Jr.

E 8 3 7 9 1

IDENTIFICATION REFERENCE

AUG 18 1 32 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

AUG 18 78	CONV	40,000.00			
AUG 18 78	S'TAX		B*	104.00	
AUG 18 78	PR'FEE		B*	.50	
AUG 18 78	W'DEED		B*	4.00	* 108.50