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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

H. J. Hensen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 78.

John V. DeLoach
Notary Public

MY COMMISSION EXPIRES: March 3, 1980

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS AT LAW
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
H. J. Hensen et ux (NAME)	Commerce Union Bank (NAME)	5DU-1217
Route 2, Betts Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 60387 (STREET ADDRESS)	134-13
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	215

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 Thomas Smith and wife, Kathryn Annette Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. J. Hensen and wife, Lawrence J. Hensen

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. 372 on the plan of Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office for said County.

SAID Lot No. 372 fronts 82.00 feet on the northwesterly margin of Largo Drive and extends back 115.0 feet on the northeasterly line and 131.1 feet on the southwesterly line to a broken line in the rear, measuring 69.33 feet thereon.

BEING the same property conveyed to Joe Thomas Smith and wife, Kathryn Annette Smith by deed from Joan C. Manos, now Joan C. Manos Kincaid of record in Book 5193, page 684, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 4496, page 155, said Register's Office and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 250-252 (House Number) Largo Drive (Street) Nashville, Tennessee (P. O. Address) 37211 (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 18th day of August, 19 78

Joe Thomas Smith

Kathryn Annette Smith

Joe Thomas Smith

Kathryn Annette Smith

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Thomas Smith and wife, Kathryn Annette Smith

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 Nashville, Tennessee, this 18th day of August 1978.

Commission expires March 3, 1980

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 (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 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

JOHN V. ADAMS
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FROM
Joe Thomas Smith et ux

TO
H. J. Hensen et ux

E 84265

IDENTIF. REFERENCE

AUG 22 9 28 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 22 78	CONV	46,000.00			
AUG 22 78	S'TAX		B*	119.60	
AUG 22 78	PR'FEE		B*	.50	
AUG 22 78	W'DEED		B*	4.00	* 124.10

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

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