FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,148.25

Bessie M. Clopton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1978.

O. M. Tirey
Notary Public

MY COMMISSION EXPIRES: Sept 6, 1981
(AFFIX SEAL)

NOTARY PUBLIC SEP. 6, 1981 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Clopton et ux (NAME)	Commerce Union Bank (NAME)	4 D 60931
4840 Shshone Dr. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	MAP 65-13
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	PARCEL 72

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, WILLIAM W. KOCH, JR. ET UX NANCY M. KOCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. CLOPTON ET UX BESSIE M. CLOPTON

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 Lot No. 493 on the Plan of SHERWOOD FOREST, Section 5, as of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William W. Koch, Jr. et ux Nancy M. Koch by deed of record in Book 5186, Page 408, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4990, Page 72, Register's Office for said County, and any existing easements of record.

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 of record in the Register's Office for Davidson County, Tennessee, to Commerce Union Bank.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 4840 Shshone Dr., Old Hickory, TN 37138
(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 24th day of August, 1978

WILLIAM W. KOCH, JR.: William W Koch Jr

NANCY M. KOCH: Nancy M. Koch

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 William W. Koch, Jr. et ux Nancy M. Koch

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 24th day of August, 1978

Commission expires Jan 8, 1982

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

WARRANTY DEED

FROM WILLIAM W. KOCH, JR.

TO JOHN B. CLOPTON

E 85130

IDENTIF. REFERENCE

AUG 25 3 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:

AUG25⁷⁸	CONV	40,148.25			
AUG25⁷⁸ S'TAX			B*	104.26	
AUG25⁷⁸ PR'FEE			B*	.50	
AUG25⁷⁸	W'DEED		B*	4.00	* 108.76