THIS INSTRUMENT PREPARED BY
RODNEY VICTOR AHLES
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

6005330 PAGE 542

SEND TAX BILLS TO:

W. P. Fults
196 Chilton Street
Nashville, Tennessee 37211

MAP: 119-6, GR: _____, PAR: 102

IMPROVED: X, UNIMPROVED: _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $7,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 24 day of May 1978

Notary Public

My Commission Expires
7-14-79

JAMES O. RODNEY NOTARY PUBLIC AT LARGE TENNESSEE

D E E D

FOR AND IN CONSIDERATION of the sum of Seven Thousand Nine Hundred Dollars ($7,900.00), cash in hand paid, the receipt of which is hereby acknowledged, Commerce Union Bank, has this day bargained and sold, and by these presents does hereby transfer and convey unto W. P. Fults and Jim Dies, as tenants in common, their heirs and assigns, the following described tracts or parcels of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly bounded and described, as follows:

Being parts of Lots NOS. 2, 3, 4, 5, and 6 on the Map of William Coleman's Subdivision of a 2½ acre tract, as of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, which subdivision is likewise known as part of Lot NO. 1 of the Ruben Whitsitt lands, as of record in Minute Book "J", Page 586, County Court Clerk's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated May 18, 1946, as follows: Beginning at a point in the East margin of Whitsitt Avenue, 295 feet South of a railroad iron set in the East margin of said Avenue, at the North corner of Lot NO. 9 on said Plan; thence South 88° 30 min. East 184.5 feet to a point in the terminus of a strip of land shown in the North line of Lot NO. 6 on said Plan; thence South 40° East 57.8 feet to a point which is 14.2 feet West of the corner of Lot NO. 6; thence South 76° 30 min. West 235.5 feet to an iron pin at the intersection of Joiner Avenue and Whitsitt Avenue; thence with the margin of Whitsitt Avenue, North 1° East 110 feet to the point of beginning.

Being the same tracts or parcels of land conveyed unto Commerce Union Bank, by deed of R. V. Ahles, Substitute Trustee, dated August 10, 1978, and of record in Book 5323, Page 790, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said W. P. Fults and Jim Dies, as tenants in common, their heirs and assigns, forever, in fee simple.

COMMERCE UNION BANK COVENANTS with the said W. P. Fults and Jim Dies, that it is lawfully seized and possessed of said property; that it has a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1978 shall be apportioned between the Grantor herein and the Grantees herein as of the date of this instrument.

POSSESSION: Possession with deed.

IN WITNESS WHEREOF the duly authorized officers of Commerce Union Bank have hereunto set their signatures on this the 24 day of August, 1978.

COMMERCE UNION BANK

BY: David Penuel
TITLE: Vice President

ATTEST: William Bradley
Banking Officer

BOOK 5330 PAGE 544

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, David Bunch and William O. Bradley, with each of whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be the Vice President and Banking Officer, respectively, of Commerce Union Bank, the within-named Bargainor, and that they, as such Vice President and Banking Officer, respectively being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Vice President and Banking Officer, respectively.

Witness my hand and official seal at office in Lebanon, Tennessee, on this the 24th day of August, 1978.

My Commission Expires:

7-14-79

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 85371

IDENTIF. REFERENCE

AUG 28 2 09 PM '78

FELIX ROBERTSON II REGISTER DAVIDSON COUNTY, TENN.

AUG28[78]	CONV	*7,900.00			
AUG28[78]	S'TAX		B*	20.54	
AUG28[78]	PR'FEE		B*	.50	
AUG28[78]	W'DEED		B*	4.00	* 25.04