** LIMITED

WARRANTY DEED

BOOK 5332 PAGE 373

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mildred Miles & Rufus Brown Jenkins	Same	84-13
(NAME)	(NAME)	PAR 005
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(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, I, Barrett B. Sutton, Jr., Trustee, with full power to convey, transfer, mortgage or encumber without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mildred Miles and Rufus Brown Jenkins

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. 136 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot No. 136 fronts 70.0 feet on the southwesterly margin of Graeme Drive and runs back between lines measuring 330.0 feet on the northerly line and 173.7 feet on the southeasterly line to a dead line in the rear measuring 192.3 feet thereon.

Being the same property conveyed to Barrett B. Sutton, Jr., Trustee, by Substitute Trustee's Deed from James R. Kelley, Substitute Trustee of record in Book 5293, page 498, Register's Office for Davidson County, Tennessee.

**All warranties of Commerce Union Bank herein contained are expressly limited to that period of time after which Commerce Union Bank acquired title to the herein described property.

unimproved ( )
This is improved (X) property, known as 106 Graeme Drive, Nashville, Tennessee 37214
(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 successors, assigns 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 My hand this 30th day of August, 19 78

Barrett B. Sutton, Jr., Trustee

Barrett B. Sutton, Jr., Trustee

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STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Judy McClure, a Notary Public in and for said County and State, the within named Barrett B. Sutton, Jr., Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1978.

Commission Expires: 10/18/81

Judy McClure
Notary Public

STATE OF)

COUNTY OF)

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 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 official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM Barrett B. Sutton, Jr., Trustee

TO Mildred Miles and Rufus Brown Jenkins

E 86237

IDENTIF. REFERENCE

AUG 31 1 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

AUG 31 78	CONV	43,500.00			
AUG 31 78	S'TAX		B*	113.10	
AUG 31 78	PR'FEE		B*	.50	
AUG 31 78	W'DEED		B*	4.00	* 117.60

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $43,500.00

Mildred Miles

Subscribed and sworn to before me this 30th day of August, 1978

My Commission Expires: 10/18/81

Helene A Poplar
Notary Public