BOOK 5353 PAGE 937

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45000.00

45,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Howard L. Watkins (NAME) | Commerce Union Bank (NAME) | MAP 73-8 |
| 2885 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | PAR 21 |
| Donelson, Tennessee - 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37239 (CITY) (STATE) (ZIP) | 3DZ-43204 |

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, Percy C. Young and wife Mary Ann Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. Watkins and wife Dorothy P. Watkins

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. 1 on the Plan of Sutherland Heights, Section I, as of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Percy C. Young and wife, Mary Ann Young, by deed from David M. Amonette and wife, Alice S. Amonette, as of record in Book 4810, page 325, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 2885 McGavock Pike (House Number) (Street) Donelson, Tennessee - 37214 (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 hands this 20TH day of OCTOBER, 19 78

Percy C. Young

Mary Ann Young

STATE OF TENNESSEE
Davidson County

BOOK 5353 PAGE 938

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Percy C. Young and wife Mary Ann Young

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 20TH day of OCTOBER 19 78

Commission expires 10/28/78

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
Percy C. Young

TO
Howard L. Watkins

E 95732

IDENTIF. REFERENCE

OCT 23 10 33 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File Copy

| | | | | | |
|---|---|---|---|---|---|
| OCT 23 78 | CONV | 45,000.00 | | | |
| OCT 23 78 | S'TAX | | B* | 117.00 | |
| OCT 23 78 | PR'FEE | | B* | .50 | |
| OCT 23 78 | W'DEED | | B* | 4.00 | * 121.50 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.