WARRANTY DEED

BOOK 5356 PAGE 566

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Carlton L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1978

Notary Public

MY COMMISSION EXPIRES: 12-2-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty, Suite 1100, 1719 West End Bldg. Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlton L. Smith (NAME)	Commerce Union Bank (NAME)	173-1-93
109 Vickey Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	5DU 32357

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, Sun Building Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlton L. Smith and Juanita Scruggs, as joint tenants with right of survivorship, and not as tenants in common.

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. 72 on the plan of Monte Carlo Estates, Section two-A, of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being part of the same property conveyed to Sun Building Corporation by deed from G C & W Enterprises, Inc., of record in Book 5104, page 386, said Register's Office.

unimproved ( )
This is improved (X) property, known as 109 Vickey Court, Nashville, Tenn. 37211
(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 my hand this 25th day of October, 1978

Sun Building Corp.

, President

STATE OF _____
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

STATE OF Tennessee
Davidson County

Before me, Theodore E. Carver, a Notary Public within and for the State and County aforesaid, personally appeared Rodney D. Simmons with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and ~~respectively~~ of the Sun Building Corporation the within named bargainor, a corporation, and that he as such President 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 Rodney D. Simmons as such President ~~and [illegible] as such~~

as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee. on this the 25th day of October, 1978

Theodore E. Carver
Notary Public

My commission expires 11-21-79

THEODORE E. CARVER NOTARY PUBLIC AT LARGE

E 96957

IDENTIF. REFERENCE

OCT 27 2 03 PM '78
FELIX Z. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 27 78	CONV	49,500.00			
OCT 27 78	S'TAX		B*	128.70	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		B*	4.00	* 133.20

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE Company of New York