BOOK 5358 PAGE 470

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

George F. Dettwiller II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 78

Notary Public

MY COMMISSION EXPIRES: 11-26-79

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George F. Dettwiller, II (NAME)	Commerce Union Bank (NAME)	116-8-E
Lot 151, Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	151
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37239 (CITY) (STATE) (ZIP)	7DA 72833

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, Fox Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George F.Dettwiller, II

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. 151 on the Plan of Sugartree, Phase 3, revised, of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, and amended in Book 5357, page 85 said Register's Office.

Beginning at a point in the easterly margin of Prospect Hill, thence south along said margin 101.53 feet; thence easterly 8 feet; thence southerly 15 feet to a point; thence in an easterly direction 92.96 feet; thence northeasterly 28.69 feet to a point; thence 61.89 feet in a northwesterly direction to a point; thence northerly 65 feet to a point; thence westerly 15 feet; thence northerly 8 feet; thence westerly 27.56 feet to the beginning of a curve measuring 32.16 feet; thence around said curve to the point of beginning.

Being the same property conveyed to Fox Builders, Inc., by deed from Richard D. Bird, Jr., of record in Book 5254, page 681, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as Lot 151 Valley Forge, Nashville, Tennessee
(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 30th day of October, 19 78

FOX BUILDERS, INC.

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STATE OF TENNESSEE }

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cecil F. Fox and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such President 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 Cecil F. Fox as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of October, 19 78.

My commission expires 11-6-79

Notary Public

WARRANTY DEED

FROM

TO

E 97802

IDENTIF. REFERENCE

Nov 1 1 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-1 78	CONV	90,000.00	200000.00	
NOV-1 78	CONV	90,000.00		
NOV-1 78	CONV	20,000.00		
NOV-1 78	S'TAX		B* 520.00	
NOV-1 78	PR'FEE		B* .50	
NOV-1 78	W'DEED		B* 4.00	* 524.50

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201