WARRANTY DEED

BOOK 5360 PAGE 956

Return To:

THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
BOX 575
HENDERSONVILLE, TENNESSEE 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 1978.

Notary Public

MY COMMISSION EXPIRES: 12-16-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Shelton Hatcher, Attorney, 919 W. Main St., Hendersonville, TN 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul W. Lockwood (NAME)	Commerce Union Bank (NAME)	Map 161-7
5141 Hilson Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Parcel 119
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (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, FRANK G. CLEMENT, JR. and wife, ERMA B. CLEMENT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL W. LOCKWOOD and wife, SANDRA D. LOCKWOOD,

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. 41 on the Plan of McMurray Woods Addition, Section One, of record in Plan Book 4675, Page 6 and 7, Register's Office for said County.

SAID Lot No. 41 fronts 70.00 feet on the westerly margin of Hilson Drive and extends back 328.83 feet on the northerly line and 259.64 feet on the southerly line to a dead line in the rear, measuring 194.99 feet thereon.

BEING the same property conveyed to Frank G. Clement and wife, Sheryn S. Clement by Deed from Alpha Development Corporation, of record in Deed Book 4873, Page 177; and to Frank G. Clement, Jr. by Quitclaim Deed from Sheryn S. Clement, of record in Deed Book 5112, Page 24, Register's Office for Davidson County, Tennessee.

EXCLUDED from the above described property is a sewer easement of record in Deed Book 5130, Page 932, Register's Office for Davidson County, Tennessee.

This is { unimproved (X) improved } property, known as 5141 Hilson Road, Nashville, Tennessee, 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 our hands this 4th day of November, 1978

Frank G. Clement Jr.
FRANK G. CLEMENT, JR.

Erma B. Clement
ERMA B. CLEMENT

STATE OF TENNESSEE
COUNTY OF Sumner

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Frank G. Clement, Jr. and wife, Erma B. Clement,

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 Hendersonville, Tennessee this 6th day of November, 1978

Commission Expires 12-16-81 _____, Notary Public.

STATE OF _____
_____ 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 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 the _____ day of _____, 19____

My commission expires _____ Notary Public

E 98862

T
IDENTIF. REFERENCE

Nov 8 9 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-8[78]	CONV	48,000.00			
NOV-8[78]	S'TAX		B*	124.80	
NOV-8[78]	PR'FEE		B*	.50	
NOV-8[78]	W'DEED		B*	4.00	* 129.30

WARRANTY DEED

FROM
FRANK G. CLEMENT, JR. et. ux.
ERMA B. CLEMENT

TO
PAUL W. LOCKWOOD et. ux.
SANDRA D. LOCKWOOD

TITLE INSURED BY POLICY NUMBER:

CHECKED BY ATTORNEY

Title Associates, Inc. T Livery of Sarum

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York