This instrument prepared by: Ervin M. Endrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

File Box 11

# WARRANTY DEED

(~~CORPORATE FORM~~)

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ROY E. CLAVERIE, ET UX | Commerce Union Bank | 103-13 |
| (NAME) | (NAME) | |
| 6107 Hickory Valley Rd. | P. O. Box 2546-Real Estate Div. | 52 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5372 PAGE 293 |
| Nashville, TN 37205 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ----------($10.00)----------*Dollars,*

cash in hand paid by Roy E. Claverie and wife, Judy S. Claverie, receipt of which is hereby acknowledged,

Catherine Lee (Farris) Beasley *has bargained and sold, and does hereby transfer and convey unto the said* Roy E. Claverie and wife, Judy S. Claverie their *(successors), heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot No. 117 on the Plan of Hillwood Estates, Section 7, of record in Plat Book 2133, page 90, Register's Office for Davidson County.

Said Lot 117 fronts 215 feet on the easterly margin of Hickory Valley Road (formerly West Hillwood Drive) and extends back 317.6 feet on the northerly line, and 408.2 feet on the southerly line, to a dead line, measuring 146 feet thereon.

Being the same property conveyd to John C. Beasley and wife, Catherine Farris Beasley by deed from H. G. Hill Realty Company, of record in Book 2279, page 495 and vested in Catherine Lee (Farris) Beasley by Divorce Decree in 4th Circuit Court under Docket No. 68972, Minute Book 84B, page 583, a certified copy being of record in Book 4770, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions filed for record in Book 2279, page 495, said Register's Office. The recorded plan shows an Owner's Certificate, a 100 ft. setback line from Hickory Valley Rd. (formerly West Hillwood Drive) and a 10 ft. easement for public utilities along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 146,000.00

Subscribed and sworn to before me, this the 30th day of November 19 78.

Affiant Judith S. Claverie

My commission expires: 8/15/79 (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) improved (X) property, known as 6107 Hickory Valley Rd., Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Roy E. Claverie and wife, Judy S. Claverie, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except for 1978 taxes.

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said* Roy E. Claverie and wife, Judy S. Claverie, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 30th *day of* November, *19* 78 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CATHERINE LEE (FARRIS) BEASLEY

Catherine Lee Beasley

BOOK 5372 PAGE 294

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Catherine Lee (Farris) Beasley, *with whom I am personally acquainted, and who, upon oath, acknowledged* herself *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* he as such ..... *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* self as .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CATHERINE LEE (FARRIS) BEASLEY, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/15/79.

| | | | | | |
|---|---|---|---|---|---|
| DEC-6 78 | CONV | 90,000.00 | | | |
| DEC-6 78 | CONV | 56,000.00 | | | |
| DEC-6 78 | S'TAX | | B* 379.60 | | |
| DEC-6 78 | PR'FEE | | B* .50 | | |
| DEC-6 78 | W'DEED | | B* 4.00 | * | 384.10 |

WARRANTY DEED

FROM

TO

F. 0 3 8 8 6

IDENTIF. REFERENCE

DEC 6 3 09 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING