re-recorded

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FORM NO. WD-1

F.043.28

Re-recorded

IDENTIF. REFERENCE T

Dec 11 8 15 AM '78

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,508.74

Valuation Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST J. EMMONS, JR. (NAME)	COMMERCE UNION BANK (NAME)	5DU-71508
4037 Navaho Trail (STREET ADDRESS OR ROUTE NUMBER)	1 COMMERCE PLACE (STREET ADDRESS)	Map: 148-15
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	Par: 135

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, JOHN F. BRADY, III and wife, CHRISTA H. BRADY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST J. EMMONS, JR., and wife, MARCIA E. EMMONS

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. 23 on the Plan of Apache Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for said County.

SAID Lot No. 23 fronts 91.48 feet on the westerly margin of Navaho Trail and extends back 127.98 feet on the northwesterly line and 90.98 feet on the southeasterly line to a dead line in the rear, measuring 77.26 feet thereon.

BEING the same property conveyed to John F. Brady, III and wife, Christa H. Brady by deed from Redi-Built Products, Inc., of record in Book 5224, Page 854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5040, Page 357, Register's Office for said County; easements and setback lines as set forth on the above Plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Commerce Union Bank in the original principal amount of $38,500.00 of record in Book 5224, page 856, Register's Office for Davidson County, Tennessee.

This Deed is being Re-recorded because we have added the assumption clause.

This is (XX) unimproved ( ) improved property, known as 4037 Navaho Trail (House Number) (Street) Antioch, Tennessee 37013 (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 30th day of November, 1978

x John F. Brady III
JOHN F. BRADY, III

x Christa H. Brady
CHRISTA H. BRADY

~~STATE OF TENNESSEE~~ TEXAS
~~Davidson County~~
DALLAS

~~Tennessee~~ Texas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN F. BRADY, III and wife, CHRISTA H. BRADY

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~~ Texas, this 30 day of NOVEMBER 1978.

Commission expires ~~11-22-1980~~ 11-22-1980

Peggy Wood
Notary Public (seal)

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
ERNEST J. EMMONS, JR., ET UX

TO
JOHN F. BRADY III, ET UX

F-03805

IDENTIF. REFERENCE

DEC 6 12 51 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-6-78	CONV	45,508.7%			
DEC-6-78	S'TAX		B*	118.30	
DEC-6-78	PR'FEE		B*	.50	
DEC-6-78	W'DEED		B*	4.00	* 122.80

DEC 11 MISC B* 4.00 * 4.00