STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,164.33

Curtis Joseph Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10-17-82

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Joseph Edwards (NAME)	Commerce Union Bank (NAME)	75-11
605 Highland View Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	2
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 24525

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, Cennie T. Crosby, Jr. et ux Frances L. Crosby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Joseph Edwards &tux Esther L. Edwards

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. 421 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cennie T. Crosby, Jr. et ux Frances L. Crosby by deed of record in Book 4977, Page 882, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4880, Page 375, and any existing easements, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration of the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a first mortgage deed of trust of record in Book 4977, Page 884, Register's Office for Davidson County, Tennessee, to Commerce Union Bank.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is improved (X) unimproved ( ) property, known as 605 Highland View Court (House Number) (Street) Hermitage, TN 37076 (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 hand s this 8th day of December, 19 78

CENNIE T. CROSBY, JR.: Cennie Crosby

FRANCES L. CROSBY: Frances L. Crosby

STATE OF TENNESSEE }
County of Davidson }

BOOK 5373 PAGE 915

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cennie T. Crosby, Jr. et ux Frances L. Crosby

the bargainor s, 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 Hermitage, Tennessee, this 8th day of December 1978

Commission expires 10-17-82

Notary Public

STATE OF TENNESSEE }

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) as such _____ and (they) _____, 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

Cennie T. Crosby, Jr.

TO

Curtis Joseph Edward

F. 0 4 6 3 4

IDENTIF. REFERENCE

DEC 11 3 52 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

DEC 11 78	CONV	62,164.33			
DEC 11 78	S'TAX		B*	161.72	
DEC 11 78	PR'FEE		B*	.50	
DEC 11 78	W'DEED		B*	4.00	* 166.22