WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,526.00

Ronald Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 78

Carol C. Bell
Notary Public

MY COMMISSION EXPIRES: 7-30-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Wood (NAME)	Commerce Union Bank (NAME)	150
Lot 18, Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	196
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37239 (CITY) (STATE) (ZIP)	2D-38320

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, Aric Drott, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Wood and wife, Joyce Ann Wood

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. 18 on the Plan of the Country Subdivision, Section 2, of record in Plat Book 5050, page 40, Register's Office for said County.

Said Lot No. 18 fronts 26.70 feet on the westerly margin of Timber Trail Drive and extends back 143.27 feet on the northerly margin and 165.94 feet on the southerly margin to a broken line in the rear which measures 214.13 feet (126.37 + 87.94) thereon.

Being the same property conveyed to Aric Drott by deed from Randall Phillips Builders, Inc. as of record in Book 5251, page 625, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Commerce Union Bank, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as Lot 18, Timber Trail, Antioch Tennessee 37013
(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 12th day of December, 19 78

Aric Drott

Aric Drott

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 Aric Drott

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. this 12 day of December, 19 78

Commission Expires Nov 16, 1979 Carolyn C. Pace 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

F-05869

IDENTIF. REFERENCE

DEC 19 12 44 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

DEC 19 78	CONV	58,586.27		
DEC 19 78	S'TAX		B* 152.36	
DEC 19 78	PR'FEE		B* .50	
DEC 19 78	W'DEED		B* 4.00	
DEC 19 78	MISC		B* .40	* 157.26

WARRANTY DEED

FROM
Aric Drott

TO
Ronald Wood et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
LIFE TITLE INSURANCE
Company of New York