BOOK 5379 PAGE 321

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIIS TRANSFER IS $

146,000.00 Prudence Polk McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: My Commission Expires June 10, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles V. Ford (NAME)	Commerce Union Bank (NAME)	8DZ-75900
6318 East Valley Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	MAP 129-3
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	PARCEL 23

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, Prudence Polk McGowan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles V. Ford and wife Evelyn J. Ford

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. 20 on the Plan of West Meade Farms, Section 1, as of record in Book 1424, page 47, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 20 fronts 300.2 feet on the northerly side of East Valley Road and extends back 765.2 feet on the easterly line and 506.8 feet on the westerly line to a broken dead line in the rear on which it measures a total of 410.1 feet.

BEING the same property conveyed to Prudence Polk McGowan, by deed from William F. McGowan and Prudence Polk McGowan, of record in Book 5158, page 862, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 1427, page 19, said Register's Office, and any existing easements and setback line of record.

This is unimproved ( ) improved (X) property, known as 6318 East Valley Road (House Number) (Street) Nashville, TN 37205 (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 27TH day of DECEMBER, 1978

Prudence Polk McGowan Prudence Polk McGowan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Prudence Polk McGowan

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 27TH day of DECEMBER 19 78

Commission expires 8-15-79

Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Prudence Polk McGowan

TO
Charles V. Ford

F-07049

IDENTIF. REFERENCE

DEC 28 10 43 AM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

DEC28 78		CONV	90,000.00	146,000.00	
DEC28 78		CONV	56,000.00		
DEC28 78	S'TAX			B* 379.60	
DEC28 78	PR'FEE			B* .50	
DEC28 78		W'DEED		B* 4.00	* 384.10

THOMPSON & CRAWFORD
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15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238