WARRANTY DEED

BOOK 5381 PAGE 317

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Rohtert, et ux (NAME)	Commerce Union Bank (NAME)	Map 156-2
751 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 42
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	9D-29065

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

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Commerce Union Bank which note is secured by a deed of trust of record in Book 4834, page 144, Register's Office for Davidson County, Tennessee.

JAMES K. WEST and wife, FLORY E. WEST

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN ROHTERT and wife, SYLVIA ROHTERT

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, said Register's Office.

Said Lot No. 378 fronts 91.7 feet on the easterly side of Harpeth Bend Drive and extends back 194.3 feet on the northerly line and 192.4 feet on the southerly line to a dead line and measures 88 feet thereon.

BEING the same property conveyed to James K. West and wife Flory E. West by deed from Al Hersh and wife Janice Hersh, of record in Book 4834, page 142, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 5,999.24

Subscribed and sworn to before me, this the 2nd day of January 19 79

My commission expires: 8-3-80 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved ( ) unimproved (X) property, known as 751 Harpeth Bend Drive, Nashville, Tennessee 37221
(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

John Rohtert and wife, Sylvia Rohtert

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Rohtert and wife, Sylvia Rohtert

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* January, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James K. West
JAMES K. WEST

Flory E. West
FLORY E. WEST

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred E. Cowden, Jr. *, a Notary Public in and for said County and State,* James K. West and wife, Flory E. West

the within named 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, Davidson County, Tennessee, *this* 2nd *day of* January, *19* 79.

Fred E. Cowden, Jr.
Notary Public

Commission expires 8-3-80

FRED E. COWDEN, JR. NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self 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 purpose 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 ..... .

THIS INSTRUMENT WAS PREPARED BY:

Fred E. Cowden, Jr.
Suite 303
4515 Harding Road
Nashville, TN 37205

F. 0. 7. 7. 9. 2.

IDENTIF. REFERENCE

JAN 3 12 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-3 79	CONV	65,099.3		
JAN-3 79 79	S'TAX		B* 169.26	
JAN-3 79 79	PR'FEE		B* .50	
JAN-3 79	W'DEED		B* 4.00	* 173.76

WARRANTY DEED

FROM

JAMES K. WEST & wife, FLORY E.

TO

JOHN ROHTERT & wife, SYLVIA

TITLE INSURED BY POLICY NUMBER:

43-013-065702F

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

US-LIFE TITLE INSURANCE
Company of New York