BOOK 5381 PAGE 888

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 40,000.00 Ellen M. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 9-8-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen M. Stewart (NAME)	Commerce Union Bank (NAME)	
5045 North Hilson Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	161- 3-134
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	6DU 65889

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, W. L. Bainbridge, III and wife, Josephine G. Bainbridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen M. Stewart, unmarried

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. 15 on the Plan of Resubdivision of Lots Nos. 15 & 16, McMurray Park, of record in Book 5190, Page 200, Register's Office for said County.

Said Lot No. 15 fronts 107.19 feet on the westerly margin of North Hilson Drive and extends back 241.25 feet on the northerly line and 234.13 feet on the southerly line to a dead line the rear, measuring 34.29 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge, III by deed from Coleman Realty Co. of record in Book 5061, Page 787, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) property, known as 5045 North Hilson Drive (House Number) (Street) Nashville, TN 37211 (P. O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 28TH day of DECEMBER, 19 78

W. L. Bainbridge, III

Josephine G. Bainbridge

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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 W. L. Bainbridge, III and wife, Josephine G. Bainbridge, 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 Nashville, Tennessee, this 28TH day of DECEMBER, 1978.

Commission expires 9-8-79

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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
W. L. Bainbridge, III

TO
Ellen M. Stewart

F. 0 8 0 6 2

IDENTIF. REFERENCE

JAN 4 2 49 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JAN-4 79 CONV 40,000.00
JAN-4 79 S'TAX B* 104.00
JAN-4 79 PR'FEE B* .50
JAN-4 79 W'DEED B* 4.00 * 108.50