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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Marbut Glenn Gaston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 1979.

Barbara M. Bryan
Notary Public

MY COMMISSION EXPIRES: 4-28-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: mail to:	MAP-PARCEL NUMBERS
JESUS F. TIRAO et ux (NAME)	COMMERCE UNION BANK (NAME)	51-6
(STREET ADDRESS OR ROUTE NUMBER)	4011 Hillsboro Rd. (STREET ADDRESS)	51
(CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37215 (CITY) (STATE) (ZIP)	

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~~ I, DREW R. MADDUX, TRUSTEE, with full power to mortgage, sell, transfer, lease, encumber and convey, without the joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESUS F. TIRAO and wife, LYNDA TIRAO

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 the 11th Civil District of Davidson County, Tennessee being Lot No. 4 of the Medical Center Plan of record in Book 4460, page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 198.31 feet along the easterly margin of Lentz Drive, and extends back 196.35 feet on the south line, and 195.29 feet on the north line, to a line on the rear measuring 219.07 feet.

Being the same property conveyed to Drew R. Maddux, Trustee, with full power to mortgage, sell, transfer, lease, encumber and convey without the joinder of any beneficiary by deed from Frank S. King, Trustee, of record in Book 4471, page 114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the limitations shown on the Plan of record in Book 4460, page 158, and an easement for sanitary sewer of record in Book 3986, page 435, all of record in the Register's Office for Davidson County, Tennessee.

Frank S. King, Jr., Trustee joins herein for the purpose of conveying any and all right, title and interest he may have in said property.

This is ~~unimproved~~ improved (XX) property, known as Lot 4, Lentz Avenue, Nashville, Tennessee 37115
(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 our hand s this 15th day of December, 1978

Frank S. King, Jr., Trustee — Drew R. Maddux, Trustee

FRANK S. KING, JR., TRUSTEE DREW R. MADDUX, TRUSTEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DREW R. MADDUX, TRUSTEE

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, Tennessee, this 8th day of January, 19 79

Commission expires 1-19-81

Notary Public

STATE OF TENNESSEE
Davidson County

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK S. KING, JR., TRUSTEE

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, Tennessee, this 19 day of December, 19 78

Commission expires 10-18-81

Notary Public

WARRANTY DEED

FROM DREW R. MADDUX, TRUSTEE

TO JESUS F. TIRAO and wife, LYNDA TIRAO

F. 0 9 0 5 8.

IDENTIFICATION REFERENCE

JAN 11 11 14 AM '79

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 11 79	CONV	62,500.00			
JAN 11 79	S'TAX		B*	162.50	
JAN 11 79	PR'FEE		B*	.50	
JAN 11 79	W'DEED		B*	4.00	* 167.00