This instrument prepared by information furnished by parties.

BOOK 5386 PAGE 223

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,716.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January 19 79.

Notary Public

MY COMMISSION EXPIRES: Nov. 14, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corlos L. Griffith (NAME)	Commerce Union Bank (NAME)	58-11
3892 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	par. 47 Re
Nashville, Tn. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, Henry A. Buchanan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corlos L. Griffith

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:

BEING Lot No. 52 on the Plan of Section One, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 52 fronts 80 feet on the southeasterly margin of Lunn Drive and extends back 170.53 feet on the northeasterly line and 136.61 feet on the southwesterly line to a dead line in the rear measuring 87.97 feet thereon.

BEING THE same property conveyed to Henry A. Buchanan, unmarried, by deed of record in Book ,page Register's Office for Davidson County, Tennessee.

GRANTEE hereby assumes mortgage payable to Commerce Union Bank of record in Book , page , said Register's Office. Escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to such restrictions, easements and setback lines of record in said Register's Office.

This is unimproved ( ) improved (X) property, known as 3892 Lunn Drive (House Number) (Street) Nashville, Tn. (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 16 day of January, 19 79

Henry A. Buchanan

Henry A. Buchanan

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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 Henry A. Buchanan

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 16th day of January, 1979

Commission expires May 6, 1980.

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 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

F. 10080

WARRANTY DEED

FROM
Henry A. Buchanan

TO
Corlos L. Griffith

IDENTIF. REFERENCE

JAN 17 1 59 PM '79

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 17 79	CONV	32,716.71			
JAN 17 79	S'TAX		B*	85.02	
JAN 17 79	PR'FEE		B*	.50	
JAN 17 79	W'DEED		B*	4.00	* 89.52