1911 02/08 91.34- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF February, 1979

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Armstrong (NAME)	Commerce Union Bank (NAME)	
109 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place, Real Estate Division (STREET ADDRESS)	162-133
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	5DU 41540

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 Ronald L. Armstrong and wife, Ava P. Armstrong

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. 3 on the plan of Section Seven, Antioch Park, of record in Book 5200, page 87, amended in Book 5363, page 841, both in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 164.43 feet on the broken southerly margin of Tusculum Road and extends back 276.05 feet on the southeasterly line and 240.69 feet on the westerly line to a point of intersection.

BEING part of the property conveyed to W. L. Bainbridge, III by deed from Martha C. Chadwell, single, of record in Book 5206, page 415, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 109 Tusculum Road (House Number) (Street) Antioch, TN 37013 (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 7th day of February, 1979

W. L. Bainbridge, III

Josephine G. Bainbridge

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 Josephine G. Bainbridge

the 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, Tennessee, this 7th day of February, 1979.

Commission expires 9-8-79

Patricia S. Gibson
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

WARRANTY DEED

FROM
W. L. Bainbridge, III

TO
Ronald L. Armstrong

F. I. 3 2 7 9

IDENTIF. REFERENCE

FEB 8 9 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

return to: row 1, box 8 cg
WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219