BOOK 5466 PAGE 974

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Thomas James Limbird, et ux (NAME)	COMMERCE UNION BANK (NAME)	131-3B-140
140 Arden Place (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37239 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ninety Four Thousand----------
----------($94,000.00)----------DOLLARS
cash in hand paid, receipt of which is hereby acknowledged;

02/05 24.00- CHECK

We, Virginia Evans Warren, now Craft, and husband, M.L. Craft
have bargained and sold, and by these presents do transfer and convey unto the said
Thomas James Limbird and wife, Lee E. Limbird,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Building Site No. 140, on the Plan of Arden Place, Section II, as of record in Book 4675, Page 119, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc.

Being the same property conveyed to Samuel L. Warren, Jr. and wife, Virginia Evans Warren, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 4869, Page 209, and conveyed to Virginia Evans Warren by deed from Samuel L. Warren, Jr. of record in Book 5361, Page 727, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) restrictions filed for record in Book 4628, Page 473, Register's Office for Davidson County, Tennessee, (2) Declaration of covenants, conditions and restrictions of record in Book 4754, Page 455, made applicable to Section 2, by 1st supplementary declaration etc of record in Book 4819, Page 564, (3) Lien for annual and special assessments as created in Article IV of declaration etc of record in Book 4754, Page 455, (4) The recorded plan shows an Owner's Certificate, certain easements and setback lines.

unimproved ( )
This is improved (X) property, known as 140 Arden Place (House Number) Nashville, TN 37215 (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2nd day of March, 19 79.

Virginia Evans Warren Craft — M. L. Craft

Virginia Evans Warren Craft — M. L. Craft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5400 PAGE 975

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Evans Warren Craft and M. L. Craft

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 2nd day of March, 1979.

My commission expires 9-8-79 Notary Public Patricia A. Spicer

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 94,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Connie Barrett

Sworn to and subscribed before me this 2nd day of March, 1979.

My commission expires 9-8-79 Notary Public Patricia A. Spicer

This instrument was prepared by:

JACOBS H. DOYLE, ATTORNEY, 428 STAHLMAN BUILDING, NASHVILLE, TENN. 37201

Name Address

WARRANTY DEED

FROM VIRGINIA EVANS WARREN CRAFT ET VIR

TO THOMAS JAMES LIMBIRD, ET UX

F. I. 6 6 0 0.

IDENTIF. REFERENCE

MAR 5 9 37 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

return to: row 1, box 8 jc

WILLIAMS, ARMS & PRICE, ATTYS.
FIDELITY FEDERAL BUILDING
NASHVILLE, TENN. 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5400 PAGE 976

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

94000.00- CAMT.
244.40 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 248.90-
6300A03/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.I. 66001

IDENTIF. REFERENCE

MAR 5 9 36 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 93052