3296- 305/15 176.10- CHECK

BOOK 5406 PAGE 824 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

W. Leonard Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 79

John V. Adams
Notary Public

MY COMMISSION EXPIRES: March 8, 1980

(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:
W. Leonard Clark et ux (NAME)	Commerce Union Bank (NAME)	142-2
275 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	179
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (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, Michael H. Stoddard and wife, Ruth E. Stoddard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Leonard Clark and wife, Mary Sue Clark

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. 224 on the plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for said County.

SAID Lot No. 224, which is a corner lot, fronts 103.65 feet on the northerly margin of Carriage Drive and fronts 100.0 feet on the westerly margin of Cross Timbers Drive, said frontages being joined by a curve having a length of 37.52 feet, and extends back 122.09 feet on the northerly line and 141.90 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Michael H. Stoddard and wife, Ruth E. Stoddard by deed from William Jefferson Ramia and wife, Gay L. Ramia of record in Book 4908, page 886, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of a trust deed dated 11th August, 1972, and filed for record 11th August, 1972, in the office of the Register of Deeds of Davidson County, Tennessee, in Book 4628, Page 157, and note of even date thereby secured, in the original principal amount of $35,950.00, payable to William N. Dearborn, Trustee, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim for payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 275 Carriage Drive (House Number) Nashville (Street) Tennessee (P. O. Address) 37221 (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 hands this 15th day of March, 19 79

Michael H. Stoddard — Ruth E. Stoddard

Michael H. Stoddard — Ruth E. Stoddard

STATE OF TENNESSEE
Davidson County

BOOK 5406 PAGE 825

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael H. Stoddard and Ruth E. Stoddard

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 15th day of March 19 79

Commission expires March 8, 1980

John V. Adams
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 (their several oaths) (his oath) (himself) acknowledged (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
Michael H. Stoddard et ux

TO
W. Leonard Clark et ux

F. I. 8953

IDENTIF. REFERENCE

MAR 16 4 06 PM '79

FELIX A. ALLEN REGISTER
DAVIDSON COUNTY, TENN.

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

dp

Row 1, Box 8

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

RECEIVED OF _____ BOOK 5406 PAGE 826

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

66000.00- CAMT.
171.60 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 176.10-
9296A03/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

953
E.I.8

IDENTIFICATION REFERENCE
MAR 16 4 06 PM '79
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.

No.