#365 03/27 116.56- CHECK

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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 $43,103.72

Diane Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 79.

John D. Adams
Notary Public

MY COMMISSION EXPIRES: March 8, 1980
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 |
|---|---|---|
| Dawn Elberta Wells (NAME) | Commerce Union Bank (NAME) | 2DU-69019 |
| 206 Carden Avenue (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | 149-9 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37239 (CITY) (STATE) (ZIP) | 178 |

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, Maynard W. Kleve and wife, Gloria M. Kleve

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Elberta Wells

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. 75 on the plan of Section 3, Barclay Square, of record in Book 4675, page 154, Register's Office for said County.

SAID Lot No. 75 fronts 37.37 feet on the southerly margin of the cul-de-sac at the terminus of Andrea Court and extends back 108.17 feet on the northwesterly line and 140.89 feet on the easterly line to a broken line in the rear, measuring 131.28 feet thereon.

BEING the same property conveyed to Maynard W. Kleve and wife, Gloria M. Kleve by deed from Randall Phillips Builders, Inc., of record in Book 5229, page 512, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 5229, page 514, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is unimproved ( ) improved (X) property, known as 613 Andrea Court, Antioch, Tennessee 37013
(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 26th day of March, 19 79

Maynard W. Kleve

Gloria M. Kleve

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 Maynard W. Kleve and wife, Gloria M. Kleve

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 26th day of March 19 79

Commission expires March 8, 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. 2 0 4 7 4

WARRANTY DEED

FROM
Maynard W. Kleve et ux

TO
Dawn Elberta Wells

IDENTIF. REFERENCE

MAR 27 2 53 PM '79

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

dp

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

Row 1, Box 8

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

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RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | 43103.72- | CO |
| | | | 112.06 | CO TX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | | CHECK 116.56- |
| 1365A03/27/79 | | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2.0.4.7.4.

IDENTIF. REFERENCE

MAR 27 2 53 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 672871