4124 04/06 68.20- CHECK

BOOK 5417 PAGE 18 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00 Marvin Trent Brown Sr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 19 79

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Trent Brown, Sr. (NAME)	Commerce Union Bank (NAME)	105-11-234
651 Wedgewood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	6DA 21700
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 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, Richey Insurance Service, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Trent Brown, Sr. et ux Sheila Marie Brown

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 part of Lot No. 13 on the plan of the Estate of Joseph W. Horton, deceased, of record in Book 1, page 44, Chancery Court for said County, described in part, according to a February 12, 1979, survey by John Kohl, Tennessee Registered Land Surveyor No. 100 as follows:

BEGINNING at a point on the southerly margin of Wedgewood Avenue located westwardly 250 feet from the northeasterly corner of Lot No. 13, said point also being the northwesterly corner of the Paul Byrd, Jr. property (Book 4707, page 555, said Register's Office); thence, with Byrd's westerly property line, southwardly 167.6 feet to a point in the northerly line of the Arthur Raymond Kirby, et al, property; thence with Kirby's northerly property line, westwardly 50.0 feet to the southeasterly corner of the Carrie B. M. Grimes property (Book 2652, page 422, said Register's Office); thence, with Grimes' easterly property line, northwardly 167.6 feet to a point on the southerly margin of Wedgewood Avenue; thence, with said margin eastwardly 50.0 feet to the point of beginning.

BEING the same property conveyed to Richey Insurance Service, Inc., a Tennessee corporation, by deed from Floyd C. Stone and wife, Arinthia W. Stone of record in Book 5327, page 84, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 651 Wedgewood Avenue (House Number) (Street) Nashville, TN 37203 (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 4TH day of APRIL, 19 79

RICHEY INSURANCE SERVICE, INC.

BY: Edward M. Richey
Edward M. Richey, President

BOOK 5417 PAGE 19

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward M. Richey and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Richey Insurance Service, Inc. the within named bargainor, a corporation, and that (he) as such President 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 Edward M. Richey as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 4TH day of APRIL, 19 79

My commission expires 9-8-79

Patricia L. Glover
Notary Public

WARRANTY DEED

FROM

Richey Insurance Service, Inc.

TO

Marvin Trent Brown, Sr.

F. 22631

IDENTIF. REFERENCE

APR 6 11 23 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

cg

ROW 1 BOX 8

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

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

BOOK 5417 PAGE 20

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
			24500.00- CO	
			63.70 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	68.20-
			4124A04/06/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2263 I.

IDENTIF. REFERENCE

APR 6 11 23 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875540