943 [illegible] **WARRANTY DEED** File

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam S. Holt and wife,	First Federal S & L Assn.	60-4; 68
137 Southridge Dr. (NAME)	Union at 4th Ave. N. (NAME)	
Nashville Tenn. 37207 (STREET ADDRESS OR ROUTE NUMBER)	Nashville Tenn. 37219 (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(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, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam S. Holt and wife, Elsie W. Holt

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. 97 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Oak Ridge Drive at the corner of Lot Nos. 68 and 97; thence with the line between said lots westwardly 137.74 feet to a point at the common corners of Lots 68, 96 and 97; thence with the line between Lots 96 and 97, northwardly 119.88 feet to a point in the southerly margin of Oak Park Drive; thence with said margin of said Drive eastwardly 125.0 feet to a concrete monument; at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 39.27 feet to a concrete monument in the westerly margin of Oak Ridge Drive; thence with said margin of said Drive, southwardly 89.62 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank, a corporation, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 5450, page 211, Register's Office for Davidson County, Tennessee.

It is understood and agreed between the parties hereto that Grantees will assume the indebtedness secured by a Deed of Trust of record in Book 5122, page 919, Register's Office for Davidson County, Tennessee, said indebtedness payable to First Federal Savings & Loan Association.

unimproved ( )
This is improved (X) property, known as 3124 Oak Ridge Drive, Nashville, Tennessee 37207
(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 successors, assigns 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 its hand this 31th day of July, 1979

ATTEST: COMMERCE UNION BANK

By: Betty R Burch By: B Don Ethridge

STATE OF _____)

COUNTY OF _____)

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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 _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Jean E. DeCoursey, a Notary Public within and for the State and County aforesaid, personally appeared Don Lockridge and Betty Buck, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Asst. V.P. and Operations Assistant respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Asst. V.P. and Operations Assistant, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Don Lockridge as such Asst. V.P., and attesting the same by the said Betty Buck as such Operations Assistant

WITNESS my hand and official seal at office at Nashville, Tennessee on this 31 day of July, 19 79

My Commission Expires: 4-17-83

Jean E. DeCoursey
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank, a

Tennessee banking corporat

TO
Sam S. Holt and wife, Elsi

W. Holt

Mail To:
Sam & Elsie Holt
137 Southridge Drive
Nashville, Tennessee 37207

F4364:9

IDENTIF. REFERENCE

AUG 2 11 17 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

CUB - Dickerson Road Branch

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 44,087.42

Elsie W. Holt

Subscribed and sworn to before me this ___ day of _____, 19__

My Commission Expires: _____

_____
Notary Public

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
			44087.42- CO 114.66 CO TX .50 PRFEE 6.00 WDEED CHECK 121.16- 0943A08/02/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 43649

IDENTIF. REFERENCE

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AUG 2 11 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701538