7980 11/27 81.90- CHECK

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5535 PAGE 743

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 19 79.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(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
Richard Wayne Pilkerton (NAME)	Commerce Union Bank (NAME)	83-2-309
312 Manchester Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	27W-4305
Nashville, TN 37206 (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, Edith T. Nixon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Wayne Pilkerton et ux Anita Faye Pilkerton

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 the southerly 50 front feet of the northerly 99 front feet of Lot No. 5 on the plan of Brownsville, of record in Book 21, page 9, and as further shown on a plan of record in Book 161, page 67, both in Register's Office for said County.

SAID part of Lot No. 5 fronts 50 feet on the easterly margin of Manchester Avenue and extends back 200.0 feet on the northerly line and 201.7 feet on the twice broken southerly line to a dead line at an alley in the rear, measuring 48.3 feet thereon.

BEING the same property conveyed to Earl E. Nixon and wife, Edith T. Nixon by deed from John W. Napier and wife, Barbara Ann W. Napier of record in Book 4340, page 495, Register's Office for Davidson County, Tennessee. Earl E. Nixon has since died.

This is improved (XX) unimproved ( ) property, known as 312 Manchester Avenue (House Number) (Street) Nashville, TN 37206 (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 26TH day of NOVEMBER, 1979

Edith T. Nixon

Edith T. Nixon

STATE OF TENNESSEE
Davidson County

BOOK 5535 PAGE 744

Personally appeared before me, the undersigned Edith T. Nixon, 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 she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26TH day of NOVEMBER 1979.

Commission expires 11-17-80

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM
Edith T. Nixon

TO
Richard Wayne Pilkerton

F65112

IDENTIF. REFERENCE

Nov 27 11 07 AM '79

FILED [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Rec'd Book 8 cs

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

RECEIVED OF _____ BOOK 5535 PAGE 745 _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2900.00- CO	
			75.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	$1.90-
7980A	11/27/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F65112

IDENTIFICATION REFERENCE

Nov 27 11 07 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 727795