FORM NO. WD-1

BOOK 5554 PAGE 623

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,050.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 19 80

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(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 |
|---|---|---|
| Michael J. Braithwaite (NAME) | Commerce Union Bank (NAME) | 162-7-158 |
| 132 Benzing Road (STREET ADDRESS OR ROUTE NUMBER) | 1 Commerce Pl. Real Estate Div. (STREET ADDRESS) | 5DU-33628 |
| Antioch, TN 37013 (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, W. L. Bainbridge, III AND WIFE, JOSEPHINE G. BAINBRIDGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Braithwaite et ux Luana B. Braithwaite

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. 13 on the plan of Section Seven, Antioch Park, of record in Book 5200, page 87, Register's Office for said County.

SAID Lot No. 13 fronts 62.0 feet on the northwesterly margin of Benzing Road and extends back 251.15 feet on the northeasterly line and 241.00 feet on the southwesterly line to a dead line in the rear, measuring 62.82 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge, III by deed from Martha C. Chadwell, a single person, of record in Book 5206, page 415, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5351, page 111, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved (XX) unimproved ( ) property, known as 132 Benzing Road (House Number) (Street) Antioch, TN 37013 (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 10th day of January, 19 80

W. L. Bainbridge, III

Josephine G. Bainbridge

STATE OF TENNESSEE
Davidson County

BOOK 5554 PAGE 624

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III and wife, Josephine G. Bainbridge

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 10th day of January, 19 79

Commission expires 7-17-83

Patricia L. Spicer
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

WARRANTY DEED

FROM
W. L. Bainbridge, III

TO
Michael J. Braithwaite

F 72018

IDENTIF. REFERENCE

JAN 14 12 14 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

7033 01/14 115.70- CHECK

row 1 box 8 pn

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 _____

FOR _____

BOOK 5554 PAGE 625

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

42050.00- CO
109.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
7033A01/14/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72018

IDENTIF. REFERENCE

JAN 14 12 34 PM '80

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

No. 736560