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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 $

$40,400.00 Kenneth E. Nugent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 1980.

Jane M. Flaid
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth E. Nugent (NAME) | Commerce Union Bank (NAME) | 148-8 |
| 4700 Long Branch (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | Par. 233 |
| Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. 37219 (CITY) (STATE) (ZIP) | 2DU-70618 |

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, Timothy Lee Guest and wife, Brenda Jane Guest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth E. Nugent, unmarried

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:

BEING Lot No. 46 on the Plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, said Register's Office.

SAID Lot No. 46 fronts 136.03 feet on the northeasterly and easterly margin of a curve of Long Branch and extends back 142.85 feet on the northerly line and 154.22 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Timothy Lee Guest and wife, Brenda Jane Guest by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5500, page 208, Register's Office for Davidson County, Tennessee.

GRANTEE, hereby assume and agree to pay the mortgage held by Commerce Union Bank of record in Book 5500, page 211, said Register's Office. Escrow account and insurance to be transferred to Grantee

THIS conveyance subject to Restrictive Covenants of record in Book 5341, page 983, and such easements and setback lines of record in Book 5200, page 85, said Register's Office.

This is improved (xx) unimproved ( ) property, known as 4700 Long Branch (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 18th day of August, 19 80

Timothy Lee Guest
Timothy Lee Guest

Brenda Jane Guest
Brenda Jane Guest

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Lee Guest and Brenda Jane Guest

the bargainors, 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 18th day of August 19 80.

Commission expires 7/19/81

Jane N. Floyd
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

G 0 3 4 3 9

IDENTIF. REFERENCE

AUG 20 12 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Timothy Lee Guest and wife,

Brenda Jane Guest

TO
Kenneth E. Nugent

File Box 24

08/20 111.54 - CHECK

6946

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

RECEIVED OF

FOR

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | 40400.00- | CO | |
| | | 105.04 | CO TX | |
| | | .50 | PRFEE | |
| | | 6.00 | WDEED | |
| 6946A08/20/80 | | CHECK | BAL | 111.54- |
| | | | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03439

IDENTIF. REFERENCE T

AUG 20 12 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774979