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7616

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 46,500.00 John D. Bransford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 19 80.

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(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 NUMBER |
|---|---|---|
| John D. Bransford (NAME) | Commerce Union Bank (NAME) | 91-15-32P |
| 4804 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1 Commerce Pl. Real Estate Div. (STREET ADDRESS) | 25W-220 |
| Nashville, TN 37209 (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, Matilda E. Marshall now known as Matilda Marshall McPeak et vir John Alston McPeak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Bransford et ux Sheryl B. Bransford

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 705 and the westerly 10 feet of Lot 703, Block 31, on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID property front together 60 feet on the northerly margin of Nevada Avenue, formerly Third Avenue and extends back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to Matilda E. Marshall, now known as Matilda Marshall McPeak by deed from James C. Dorris and wife, Judith M. Dorris of record in Book 4934, page 932, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4804 Nevada Avenue (House Number) (Street) Nashville, TN 37209 (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 22ND day of AUGUST 19 80

Matilda E. Marshall McPeak

John Alston McPeak

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matilda E. Marshall McPeak and husband, John Alston McPeak

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 22ND day of AUGUST 1980

Commission expires 1-22-84

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
Matilda E. Marshall

TO
John D. Fransford

G 0 3 9 8 9

IDENTIF. REFERENCE

AUG 25 8 42 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File

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 5641 PAGE 330

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 |
|---|---|---|---|---|
| | | | 46500.00- | CO |
| | | | 120.90 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDELD |
| | | | CHECK | 127.40- |
| 7616A08/25/80 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G.O. 3989

IDENTIF. REFERENCE

AUG 25 8 42 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 775624