WARRANTY DEED

BOOK 5642 PAGE 724

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cal Buchman and Morris Kraft c/o Regency Company (NAME)	SAME (NAME)	104-16 38.1
210 25th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Dollars ($25,000.00)

Dollars,

cash in hand paid and other good and valuable consideration, paid by the grantees, the receipt of which is hereby acknowledge,

Commerce Union Bank

has this day bargained and sold, and do hereby transfer and convey unto the said Cal Buchman and Morris Kraft

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 53 on the Plan of Belmont Land Company's Subdivision called "Belmont Heights," as of record in Book 421, Page 34, Register's Office for said County.

Said Part of Lot No. 53 fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines, 169 feet to an alley.

Being the same property vested in Mrs. M. A. Brown by decree of record in Minute Book 219, page 325, Probate Court of Davidson County, Tennessee, and recorded in Book 4561, page 281, Register's Office for said County.

This instrument prepared by Herman O. Loewenstein, Attorney, 1200 Third National Bank Bldg., Nashville, Tennessee 37219, Phone 256-2642.

STATE OF TENNESSEE
COUNTY OF DAVILSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 25th day of August 19 80

Affiant

My commission expires: 2/5/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 1610 Linden Avenue, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Cal Buchman and Morris Kraft,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Cal Buchman and Morris Kraft

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 25th *day of* August, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attested. Banking Officer

Commerce Union Bank
by Vice President

BOOK 5642 PAGE 725

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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 ..... Tennessee, this ..... day of ....., 19.....

.....Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, John K. Adams, a Notary Public of the State and County aforesaid, personally appeared Ward T. Malloy, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Asst. V. Pres., ... of the Commerce Union Bank, the within named bargainor, a corporation, and that he as such Asst. V. Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Asst. V. Pres.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of August, 19 80

Commission expires 2/3/81

John K. Adams Notary Public

G 0 4 5 3 3

IDENTIF. REFERENCE

AUG 26 4 04 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

COMMERCE UNION BANK

TO

CAL BUCHMAN and

MORRIS KRAFT

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5642 PAGE 726

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
			250[illegible].00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 71.50-	
			8272A08/26/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0.45 3.3

IDENTIF. REFERENCE

Aug 26 4 04 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 776267