BOOK 5747 PAGE 379

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 19 81.

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 R. Merzbacher (NAME)	Commerce Union Bank (NAME)	MAP 95-11
419 Wanda Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 91
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	3DZ-8250

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, Gary A. Jackson and wife, Shirley R. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Merzbacher et ux Martha M. Merzbacher

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. 33 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of Wanda Drive, the common corner of Lots Nos. 33 and 34; thence with the line between said lots, easterly 203.6 feet to a point in the line of Lot No. 32; thence, with the line between Lots Nos. 32 and 33; southwesterly 163.5 feet to the northeasterly margin of Pittswood Drive; thence with the margin of said drive, northwesterly 61.2 feet to a concrete monument; and continuing with the same, northwesterly 67.5 feet to a concrete monument at the beginning of a curve; thence along said curve, northwesterly and northerly 34.2 feet to a concrete monument in the easterly margin of Wanda Drive; thence with the margin of the same, northeasterly 4.7 feet to a concrete monument; and continuing with same, northeasterly 76 feet to the beginning.

BEING the same property conveyed to Gary A. Jackson by deed from Johnnie E. Bench and wife, Frances P. Bench of record in Book 5718, page 140, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 2094, page 87, said Register's Office, and to the matters set forth in the above referenced plan of record.

unimproved ( ) This is improved (X) property, known as 419 Wanda Drive (House Number) (Street) Nashville, TN 37214 (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 19th day of May, 19 81

Gary A. Jackson

Shirley R. Jackson

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 Gary A. Jackson and Shirley R. Jackson

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 19th day of May 19 81

Commission expires 7-17-83

Patricia S. 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
Gary A. Jackson

TO
Michael R. Merzbacher

G.4.2621

IDENTIF. REFERENCE

MAY 20 1 01 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

row 1, box 8 jc

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

5745 05/20 111.80- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5747 PAGE 381

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
			40500.00- CO	
			105.30 CO TX	
			.50 PRFEE	
			6.00 ADFEE	
			CHECK 111.80-	
6769405/20/81			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 2 6 2 1

IDENTIFICATION REFERENCE

MAY 20 1 01 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 823016