2956

NEW OWNER:

William B. Young
2821 Lebanon Road
Nashville, Tennessee 37214

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Map 80-12
Par- 45 Io

SEND TAX BILLS TO:

Commerce Union Bank
Mortgage Administration Dept.
P. O. Box 2546
Nashville, Tennessee 37219

This instrument was prepared by:
John H. Lowe
Attorney at Law
110 Gatewest Building
515 Two Mile Parkway
Goodlettsville, Tenn. 37072

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 22, 1970, and filed for record April 22, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4412, Page 671, and note of even date thereby secured, in the original principal amount of $14,500, payable to Commerce Union Bank which debt the GRANTEE herein assumes and agrees to pay as part payment of the purchase price, Andrew J. Harris and wife Bena Marie, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto William B. Young, et ux Juanita W. Young hereinafter called the GRANTEES, their heirs and assigns forever, the following described property, to wit:

Being Lot No. 354 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 354 fronts 60 feet on the southerly or southwesterly side of Snell Boulevard and runs back between lines, 184.54 feet on its westerly line and 193.96 feet on its easterly line to a line in the rear on which it measures 60.7 feet.

Being the same property conveyed to Andrew J. Harris by deed from Raymond W. Runnels and wife, Marie E. Runnels, and recorded in Book 5199, page 650, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as above indicated and for property taxes due for 1981.

THE GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand on this the 13th day of June, 1981.

Andrew J. Harris

Bena Marie Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Andrew J. Harris and Bena Marie Harris, the grantors 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 Goodlettsville, Tennessee, this the 23 day of June, 1981.

Notary Public

NOTARY PUBLIC AT LARGE

My commission expires:

7/1/82

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $ 24,158.64 .

AFFIANT

Subscribed and sworn to before me, this the 15th day of June, 1981.

Notary Public

My commission expires:

4/14/82

IDENTIF. REFERENCE

JUN 23 3 12 PM '81

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

G.4.7.6 8 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			24158.64- CO	
			62.92 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 72.42-	
2956A	06/23/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.7-6 8 9

IDENTIF. REFERENCE

JUN 23 3 12 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 829006