Quit Claim Deed

8837 07/27 6.00- CHECK

FORM NO. WD-1

BOOK 5774 PAGE 858

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY 19 81

Notary Public

MY COMMISSION EXPIRES: 4-28-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

after recording return to

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL W. HUNTON, et ux | COMMERCE UNION BANK | 162-6 |
| 253 Delvin Drive (NAME) | One Commerce Place (NAME) | 62 |
| Antioch, Tennessee 37013 (STREET ADDRESS OR ROUTE NUMBER) | Nashville, Tenn. 37239 (STREET ADDRESS) | 5DU-39768 |
| (CITY) (STATE) (P. O. ZIP) | (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, ROBERT N. MAYBERRY and wife, JENNADEAN B. MAYBERRY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. HUNTON and wife, MELEIA M. HUNTON,

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. 47 on the Plan of Fair Oaks Subdivision, Section I, of record in Book 4175, pages 42 and 43, Register's Office for said County.

SAID Lot No. 47 fronts 75.0 feet on the southerly side of Delvin Drive and extends back 129.90 feet on the westerly line and 136.0 feet on the easterly line to a line in the rear on which it measures 84.6 feet.

BEING the same property conveyed to Robert N. Mayberry and wife, Jennadean B. Mayberry, by deed from Gerald L. Thomas and wife, Barbara Thomas, of record in Book 5518, page 580, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5278, page 145, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

THIS CONVEYANCE IS MADE TO PUT THE EQUITABLE OWNERSHIP OF THE PROPERTY WHICH WAS VESTED IN THE GRANTORS IN THE GRANTEES WHO AT ALL TIMES WERE THE REAL OWNERS OF THE PROPERTY, GRANTORS BEING THE PARENTS OF WIFE OF THE GRANTEE.

This is unimproved ( ) improved (X) property, known as 253 Delvin Drive, Antioch, Tennessee 37013
(House Number) (Street) (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 hands this 23rd day of July, 19 81

x Robert N. Mayberry
ROBERT N. MAYBERRY

x Jennadean B. Mayberry
JENNADEAN B. MAYBERRY

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 ROBERT N. MAYBERRY and wife, JENNADEAN B. MAYBERRY,

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 23rd day of July, 1981

Commission expires 4-17-83

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**

ROBERT N. MAYBERRY, et ux

JENNADEAN B. MAYBERRY,

**TO**

MICHAEL W. HUNTON, et ux

MELEIA M. HUNTON

G 52390

IDENTIF. REFERENCE

JUL 27 1 40 PM '81

FE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

RUSH

SATURN & MAZER, ATTORNEYS
20th Floor, 1st American Center
Nashville, Tennessee - 37238