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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Velta J. Cruz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1982

Anita Coleman
Notary Public

MY COMMISSION EXPIRES: 2-27-85

(AFFIX SEAL)

32637

THIS INSTRUMENT WAS PREPARED BY
C. Ray Greene, Jr. Attorney, P.O. Box 8, Ft. McCoy, Florida
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Velta J. Cruz (NAME) | Commerce Union Bank (NAME) | 4D 24156 |
| 609 Des Moines Dr. (STREET ADDRESS OR ROUTE NUMBER) | Suite A 404 James Robertson Pkwy., (STREET ADDRESS) | 75-7 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 59 |

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, Angus S. Hastings, et ux Jean D. Hastings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Velta J. Cruz

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. 50 on the Plan of Tulip Grove Subdivision, Section 11, as of record in Book 3700, page 122, Register's Office, Davidson County, Tennessee.

SAID Lot No. 50 fronts 78.80 ft. on the easterly margin of Des Moines Drive and runs back between lines measuring 165.48 ft. on the southerly line and 189.45 ft. on the northerly line to a dead line in the rear measuring 123.76 ft. thereon.

BEING the same property conveyed to Charles F. Steagald, Jr. et ux Phyllis D. Steagald by deed from Johnson Homes, Inc., as of record in Book 4207, page 840, Registers Office, Davidson County, Tennessee.

BEING the same property conveyed to Angus S. Hastings by deed from Charles F. Steagald, Jr. et ux Phyllis D. Steagald, as of record in Book 5045, page 716, Register's Office, Davidson County, Tennessee.

GRANTEE herein agrees to assume and pay the first mortgage, payable to Commerce Union Bank, as of record in Book 4207, page 842, said Register's Office.

ESCROW and insurance to be transfered to Grantee.

This conveyance is subject to restrictions and easements as of record in Book 4134, page 51, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 609 Des Moines Drive Hermitage, Tennessee 37076
(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 their hands this 12th day of February, 19 82

X Angus S Hastings

X Jean D. Hastings

STATE OF ~~TENNESSEE~~ Florida
~~Davidson~~ Marion County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angus S. Hastings, et ux Jean D. Hastings

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 Ft. McCoy, ~~Tennessee~~ Florida, this 17 day of February, 1982.

Commission expires: Notary Public, State of Florida at Large My Commission Expires Oct. 11, 1983

Notary Public

STATE OF ~~TENNESSEE~~ Florida
~~Davidson~~ Marion 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
Angus S. Hastings et ux
Jean D. Hastings

TO
Velia T. Cruz

G 8 L 9 5 0

IDENTIF. REFERENCE

MAR 4 1 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5386 RECEIVED - SHEOK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | 40[illegible].00- CO | |
| | | | 104.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTG | |
| | | | CHECK | 110.50- |
| | | | 5586A03/04/82 BAL | .50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 4 9 5 0

IDENTIF. REFERENCE

MAR 4 1 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869801