WARRANTY DEED

BOOK 5985 PAGE 244

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Duitz ET UX (NAME)	Commerce Union Bank (NAME)	129-8
6211 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	P O. Box 2546 (STREET ADDRESS)	73
Nashville, Tn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)

DOLLARS

cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged and the agreement of the grantees to assume the balance due and owing on a note payable to Commerce Union Bank which note is secured by a deed of trust of record in Book 5229, page 620, Registers Office for Davidson County, Tennessee. I, Robert H. Braswell, a single person,

RUSH

FELIX A. ELLIS, JR. REGISTER
DAVIDSON COUNTY, TN

JUL 1 8 04 AM '82

IDENTIF. REFERENCE

97893

have bargained and sold, and by these presents do transfer and convey unto the said Richard Duitz and wife, Sharon Duitz

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 Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 50, which is a corner lot, fronts 121.0 feet on the northeasterly margin of Percy Warner Boulevard and fronts 115.0 feet on the southeasterly margin of U.S. Highway 70S or Harding Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 146.0 feet on the northeasterly line and 140.0 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Robert H. Braswell, by deed from Commerce Union Bank of record in Book 5871, page 975, Register's Office for said County.

This property is conveyed subject to 1982 property taxes which are assumed by buyers and restrictive covenants of record in Book 3466, page 89, Book 3534, page 128, Book 3577, page 511, and Book 3702, page 465, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater for this transfer is $ 102,600.00

Subscribed and sworn to before me, this the 30th day of June 19 82

Affiant

My commission expires: Janurary 15, 1983
(Affix Seal)

Notary Public

5577

BOOK 5905 PAGE 245

This is improved (X) unimproved ( ) property, known as 6211 Harding Road (House Number) (Street) Nashville, Tn. (P. O. Address) 37205 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Duitz and wife Sharon Duitz Their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 30th *day of* June, *1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert H Braswell
Robert H. Braswell

THIS INSTRUMENT WAS PREPARED BY:

William P. Griffin, IV
Suite 301
Trial Lawyers Bldg.
430 3rd Avenue North
Nashville, Tn. 37201

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, William P. Griffin, IV, *a Notary Public in and for said County and State, the within named* Robert H. Braswell

the bargainor....., with whom I am personally acquainted, and who acknowledged that He *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* June, *19* 82.

Wm P Griffin IV
Notary Public.

Commission Expires Janurary 15,1983

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5905 PAGE 246

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

102000.00- CO
265.20 CO TX.
.50 PRFEE
6.00 WDEED
CHECK 271.70-
5577A07/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUL 1 8 04 AM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 889202