BOOK 6088 PAGE 402 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-12-86

(AFFIX SEAL)

return to WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bart E. Ashley et ux (NAME)	Leader Federal Savings & Loan (NAME)	130-6
4427 Shepard Place (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Street (STREET ADDRESS)	41
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	BM-8195

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, Commerce Union Bank and Doris Templeton, as Co-Trustees under the Will of John W. Templeton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bart E. Ashley and wife, Clenna G. Ashley, (also known as Clenna Ashley)

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:

TRACT I:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 1 on the Plat of a Subdivision of Lots 12 and 13 and Resubdivision of Lots 10 and 11 of Belle Meade Plan No. 2, of record in Book 421, page 112, said Register's Office.

SAID part of Lot No. 1 fronts 100 feet on the southerly margin of Sheppard Place and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Watson G. Templeton by deed from Kate McMurry Brown and husband, H. French Brown of record in Book 736, page 591, said Register's Office. The said Watson G. Templeton has since died and by Will of record in Will Book 60, page 180, Probate Court for said County, said property was devised to John W. Templeton. The said John W. Templeton subsequently died.

TRACT II:

LAND in Davidson County, Tennessee, being the northerly 60 feet of the northwesterly one-half of Lot No. 1 on the Plat of a Subdivision of Block "C" of Belle Meade Plan No. 2 of record in Book 421, page 58, said Register's Office.

SAID part of Lot No. 1 fronts 60 feet on the easterly margin of Jackson Boulevard and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to John W. Templeton by deed from Delia Mai Lillard Templeton of record in Book 1316, page 295, said Register's Office. The said John W. Templeton has since died.

John W. Templeton died testate, Will probated April 14, 1981, of record in Will Book 134, page 304, Probate Court for said County. By First Codicil of said Will, subject* (see back)

unimproved ( )
This is improved (XX) property, known as 4427 Shepard Place, Nashville, Tennessee 37205
(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 hand s this 20th day of June, 19 83

COMMERCE UNION BANK, CO-TRUSTEE
under the Will of John W. Templeton,
Residuary Trust

BY: Charles J. Vacca
Charles J. Vacca
Vice President and Trust Officer

Doris Templeton
Doris Templeton, Co-Trustee
under the Will of John W. Templeton

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 Doris Templeton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles J. Vacca

with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President and Trust Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he) as such Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles J. Vacca as such Vice President and Trust Officer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of June, 1983

My commission expires 7/27/86

Notary Public

WARRANTY DEED

FROM

COMMERCE UNION BANK AND

DORIS TEMPLETON, CO-TRUSTEES under the Will of John W. Templeton

TO

BART E. ASHLEY ET UX

H 58008

IDENTIF. REFERENCE

JUL 5 2 08 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

*property was devised to Commerce Union Bank and Doris Templeton as Co-Trustees, and their successors in Trust.

07/05 409.50- CHECK

9110

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6088 PAGE 404

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
			158000.00- CO	
			403.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 409.50-	
			911 0A07/05/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 0 0 8

IDENTIF. REFERENCE

JUL 8 2 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960922