WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Frederick Humbracht, Jr.	Commerce Union Bank	Map 144-2
& wife, Ann S. Humbracht	(NAME) P. O. Box 2546	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER) 1045 Lynwood Blvd.	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) Nashville (STATE) Tn. (P. O. ZIP) 37215	(CITY) (STATE) (ZIP)	

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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, Sara Wilhite Geny and husband, Robert K. Geny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Frederick Humbracht, Jr. and wife, Ann S. Humbracht

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. 33 on the recorded Plan of the Chickering Hills Subdivision, Section 1, filed for record in Book 2331, page 8, Register's Office for said County.

Said Lot No. 33 fronts 233 feet on the southwesterly side of Lynwood Boulevard and extends back 250 feet on the southeasterly line and 399 feet on the northwesterly line to a dead line, measuring 369.28 feet thereon.

Being the same property conveyed to Sara Wilhite Geny, by quitclaim deed from Howard F. Butler, Trustee, of record in Book 5808, page 890, said Register's Office.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. The Plan of record in Book 2331, page 8, said Register's Office.

I 0 9 1 5 1

IDENTIF. REFERENCE

MAR 13 11 00 AM '84

RUSH

unimproved ( )
This is improved (XX) property, known as 1045 Lynwood Boulevard, Nashville, Tennessee 37215
(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 successors, assigns 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 15th day of March, 1984

Sara Wilhite Geny
Sara Wilhite Geny

Robert K. Geny
Robert K. Geny

03/16 734.00- CHECK

577

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Wilhite Geny and husband, Robert K. Geny, 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 15 day of March, 1984.

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Sara Wilhite Geny and husband,

Robert K. Geny

TO
H. Frederick Humbracht, Jr. and

wife, Ann S. Humbracht

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 280,000.00

H. Frederick Humbracht, Jr.

Subscribed and sworn to before me this 15 day of March, 1984.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

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
			280000.00- CAMT.	
			728.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	734.50-
0577A03/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10151

IDENTIF. REFERENCE

MAR 16 11 00 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20568