Jile Book-Can

BOOK 6497 PAGE 49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 195000.00

Subscribed and sworn to before me, this the 15 day of FEBRUARY, 19 85

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: NELSON LARKIN	SEND TAX BILLS TO: Commerce Union Bank
100 HARPETH TRACE COURT STREET ADDRESS	One Commerce Place STREET ADDRESS
NASHVILLE, TN 37205 CITY STATE ZIP	Nashville, TN 37239 CITY STATE ZIP
MAP & PARCEL NO. 143-6-A 23.00 9D-74100	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RICHTER AND TIGERT BUILDERS, INC., NOW KNOWN AS THE TIGERT COMPANY

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO NELSON LARKIN and wife, MARY LARKIN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 23 on the Plan of Harpeth Trace Estates, Phase 1, as of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 23, which is a corner lot, fronts 96.1 feet on the southerly margin of Harpeth Trace Drive and fronts 52.4 feet on the southwesterly margin of Harpeth Trace Court, said frontages being joined by a curve with a length of 27.8 feet, and extends back 120.0 feet on the southwesterly lot line and 114.0 feet on the southeasterly lot line to a point of intersection.

Being the same property conveyed to RICHTER AND TIGERT BUILDERS, INC. by deed recorded in Book 6208 at page 724, Register's Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 100 HARPETH TRACE COURT, NASHVILLE, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 15 day of FEBRUARY, 19 85

BRUCE TIGERT

DOUG RICHTER

02/21 513.50- CHECK

025

State of Tennessee
County of Davidson

BOOK 6497 PAGE 50

On this 15 day of FEBRUARY, 19 85, before me personally appeared RICHTER AND TIGERT BUILDERS, INC. to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____
Notary Public

WARRANTY DEED

I. 8. 4. 6. 3. 6.

IDENTIF. REFERENCE

FEB 21 2 06 PM 1985

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Richter and Bruce Tigert with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Vice-President respectively of the Richter and Tigert Builders, Inc.,* the within named bargainor, a corporation, and that they as such President and Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Doug Richter as such President, and attesting the same by the said Bruce Tigert as such Vice-President.
Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of February, 1985.

*now known as The Tigert Company

My commission expires January 19, 1986.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Brent A. Campbell
Notary Public

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

BOOK 6497 PAGE 51

RECEIVED OF _____

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

195000.00- CAMT.
507.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 513.50-
3025A02/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 6 3 6

IDENTIF. REFERENCE

FEB 21 2 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110372