This Instrument was Prepared By:

Randle S. Davis
King, Ballow & Little
24th Floor
First American Center
Nashville, Tennessee 37238
(615) 259-3456

Mail

# WARRANTY DEED

BOOK 6914 PAGE 731

7-11-86
D.H.
S.G.
C.A.

| Address of New Owner: | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Gaius Hill, TRUSTEE<br>c/o U.S. Properties<br>2746 Old Lebanon Rd.<br>Donelson, TN 37214 | Gaius Hill<br>c/o U.S. Properties<br>2746 Old Lebanon Rd.<br>Donelson, TN 37214 | Map 84-15<br>Par. 11.1 |

KNOW ALL MEN BY THESE PRESENTS, that, whereas Clyde Andrews and Jerry Agee, deceased, acquired by deed from Cecil Leon White and wife, Mary Alice Robinson White, their interest in that property hereinafter described and otherwise known as 2200 Selma Avenue; and,

WHEREAS, Jerry Agee, deceased, died in the month of February, 1973, leaving a Last Will and Testament, dated February 27, 1968, which said Last Will and Testament was duly admitted to probate and record on the 22nd day of February, 1973, by the Probate Court of Davidson County, Tennessee; and,

WHEREAS, pursuant to said Last Will and Testament all the residue of the Estate of Jerry Agee was willed, devised and bequeathed to Commerce Union Bank, a Tennessee Banking and Trust Corporation, as Trustee of the Jerry Agee Family Trust; and,

WHEREAS, said Commerce Union Bank, as said Trustee, desires to sell and convey its interest in the hereinafter described real property constituting a part of the Jerry Agee Family Trust created by said Last Will and Testament; and,

WHEREAS, said Clyde Andrews also desires to sell and convey his interest in the hereinafter described real property.

NOW, THEREFORE, in consideration of the premises, the sum of Thirty-Eight Thousand Six Hundred Twenty-Five and No/100 Dollars ($38,625.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the

undersigned Clyde Andrews and Commerce Union Bank, as Trustee of the Jerry Agee Family Trust created by the Last Will and Testament of Jerry Agee, do hereby grant, bargain, sell and convey unto Gaius Hill, his heirs and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying and situated in Davidson County, Tennessee, more particularly described as follows, to-wit: 

BEING parts of Lots Nos. 27 and 28 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Place on the Lebanon Pike, as of record in Book 421, page 132, Register's Office for said County, being Tracts Nos. 3,4,5, and 6 on the Plan of CASTLEWOOD ESTATES ADDITION, not of record, as shown on a survey made by Hickerson & Hickerson, Engineers, and described according to said survey as follows:

BEGINNING at an iron pin on the Northerly margin of Selma Avenue 120.1 feet east of the Southeast corner of Tract No. 1 on said survey conveyed to B. N. Oakley and wife, by deed from Glenda R. Reed, of record in Book 3284, page 15, said Register's Office, and as corrected in Book 3466, page 170, said Register's Office, being the corner of said Tracts Nos. 2 and 3; thence with the Northerly margin of said Avenue South 83 degrees East 144.2 feet and continuing with said Avenue in a Southeasterly and Northeasterly direction 470.2 feet to an iron pin at the Southeast corner of said Tract No. 6; thence North 9 degrees 30 minutes East 300 feet to a concrete monument; thence North 81 degrees 30 minutes West 578.6 feet to the corner of said Tracts Nos. 2 and 3 South 8 degrees West 374 feet to the beginning.

Being the same property conveyed to Clyde Andrews by deed from Cecil Leon White and wife, Mary Alice Robinson White, of record in Book 4245, page 975, Register's Office for Davidson County, Tennessee; and being the same property willed and devised to Commerce Union Bank, as Trustee of the Jerry Agee Family Trust created by the Last Will and Testament of Jerry Agee dated February 27, 1968, duly admitted to probate by the Probate Court of Davidson County, Tennessee, and recorded in Will Book 106, page 241 of the County Clerk's Office of Davidson County, Tennessee.

This is unimproved real property, known as 2200 Selma Avenue, Donelson, Tennessee 37214.

TO HAVE AND TO HOLD the said tract of land unto Gaius Hill, his heirs and assigns, forever in fee simple; and said Clyde Andrews and said Commerce Union Bank, in the capacity of Trustee only, do hereby covenant with Gaius Hill that said Clyde Andrews and said Commerce Union Bank, as such Trustee, have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, except for 1986 real estate taxes which are to be pro-rated and payment assumed by Commerce Union Bank, as such Trustee, applicable zoning and building regulations, all visible easements and Restrictions of record in the Register's Office regarding this property; and that said Clyde Andrews and said Commerce

Union Bank, as such Trustee, will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Clyde Andrews and the said Commerce Union Bank, as Trustee of the Jerry Agee Family Trust created by the Last Will and Testament of Jerry Agee, have caused this instrument to be executed on this the 11th day of July, 1986.

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Clyde Andrews

Clyde Andrews

COMMERCE UNION BANK, As Trustee
of the Jerry Agee Family Trust
created by the Last Will and
Testament of Jerry Agee

By: Steven A. Goodman,
Trust Officer

STATE OF TENNESSEE )
) SS.
COUNTY OF DAVIDSON )

Personally appeared before me, Randle S. Davis, a Notary Public of said county, Clyde Andrews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 1986.

Randle S. Davis
Notary Public

My Commission Expires: My Commission Expires Jan. 10, 1989.

STATE OF TENNESSEE )
) SS.
COUNTY OF DAVIDSON )

Before me, Randle S. Davis, a Notary Public of the state and county aforesaid, personally appeared Steven A. Goodman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Trust Officer of Commerce Union Bank, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument (Warranty Deed) for the purpose therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of July, 1986.

Randle S. Davis
Notary Public

My Commission Expires: My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE )
) SS.
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is Thirty-Eight Thousand Six Hundred Twenty-Five and No/100 Dollars ($38,625.00).

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AFFIANT

Sworn to and subscribed before me this the 11th day of July, 1986.

Notary Public

My Commission Expires: My Commission Expires Jan. 10, 1989

1 9 5 7 6

IDENTIFICATION REFERENCE

JUL 11 1 03 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6914 PAGE 785

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 38625.00- MAMT. | |
| | VD | | 38625.00 MAMT. | |
| | | | 38625.00- CAMT. | |
| | | | 108.03 CSTAX | |
| | | | .50 PRFE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 120.53- |
| | | | 6126A07/11/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19576

IDENTIFICATION REFERENCE

JUL 11 | 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 269528