Prepared by Monte Covey, Atty
Mail 4220 Nolensville Rd
Nashville, Tn 37211

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mary Beth Welch (NAME) | Commerce Union Bank (NAME) | 150-11 |
| 3424 New Towne Road (STREET ADDRESS OR ROUTE NUMBER) | Box 2546 (STREET ADDRESS) | 152 |
| Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37219 (CITY) (ZONE) (STATE) | 2D70200 |

Mail

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) dollars

BOOK 7179 PAGE 761

Dollars,

and other good and valuable consideration including the assumption of an indebtedness of Record in Book 6844, Page 2 4, Register's Office of Davidson County.

We, Harold K. Marshall and wife, Sandra J. Marshall

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Beth Welch, unmarried,

her (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Towne Village of the County, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 59.24 feet on the southerly margin of New Towne Road and extends back 144.18 feet on the westerly line and 158.7 feet on the easterly line to a broken line in the rear measuring 92.54 feet thereon.

Being the same property conveyed to Harold K. Marshall, unmarried by deed from Randall Phillips Builders, Inc. of record in Book 6091, page 700, RODC. and rerecoreded in Book 6220, page 203 RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $69,718.89

Subscribed and sworn to before me, this the 17 day of March, 19 87

Affiant Mary Beth Welch

My commission expires 6-11-88 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3424 New Towne Road (House Number) (Street) Antioch, Tn P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mary Beth Welch, her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Except as noted

We further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Mary Beth Welch, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 17th day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harold K Marshall

Sandra J Marshall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Harold E. Marshall and wife, Sandra J. Marshall

*the within named bargainor*s, *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* 17 *day of* March, *19* 87

Notary Public

*Commission expires* 9-10-90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

IDENTIFICATION REFERENCE

07663

MAR 25 | 04 PM '87

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM

TO

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7179 PAGE 763

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

09/71.00- CONT.
198.10 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 201.60-
01960003/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07663

IDENTIFICATION REFERENCE

MAR 25 1 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 61220