WARRANTY DEED

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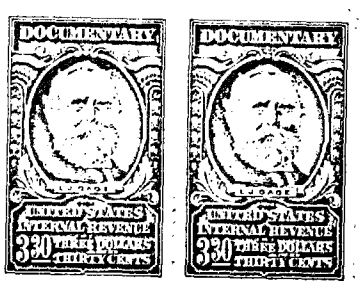
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James T. Sullivan, et ux	James T. Sullivan, et ux	4D-00100
Hermitage, Tennessee	Hermitage, Tennessee	

FOR AND IN CONSIDERATION of the sum of Six Thousand ($6,000.00) Dollars cash paid by the grantees herein, James T. Sullivan and wife Nina P. Sullivan, the receipt of which is hereby acknowledged.

Commerce Union Bank, a banking and trust corporation organized and existing under the laws of the State of Tennessee with its principal office in Davidson County, Tennessee, having been named and designated as Trustee under the will of Woodrow Wilson Creel, deceased, has bargained and sold, and by these presents does transfer and convey unto the said James T. Sullivan and wife, Nina P. Sullivan, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the south line of the Old N.C. & St. L. Railroad, right-of-way, south 60° west 79-1/2 feet from the northwest corner of the property now owned by Baltz Brothers and 18-1/2 feet east by north of a telephone pl. No. 353, being the west margin of Old Hickory Boulevard; thence with the west margin of Old Hickory Boulevard, as follows: South 11° west 4.67 chains, south 8-1/2° west 2.27 chains; south 5-1/2° west 2.27 chains, south 3° west 1.12 chains to a cedar post, the northeast corner of the Davidson County Quarry Lot; thence leaving said Boulevard and with the north line of the Quarry Lot; south 84° west 3.86 chains to the center of a corner post in the south boundary line of said Railroad right-of-way; thence with the easterly margin of said railroad right-of-way north 23-3/4° east 3.77 chains; north 24-1/2° east 1.51 chains; north 27° east 1.51 chains, north 31-1/4° east 5.08 chains to the point of beginning, containing 2.1 acres, more or less.



There is included within the above description, but expressly excluded a small lot reserved for a burying ground to the Creel heirs, the following described excluded property: described according to a survey made by Robert H. Meade, a surveyor, August 22, 1966, as follows:

> "Beginning on the westerly margin of Old Hickory Boulevard at a point 176.3 feet north of the northerly line of the County Quarry lot; thence with said Boulevard north 8° 54' east 39 feet; thence north 83° 32' west 73.3 feet; thence south 12° 22' west 38.9 feet; thence south 83° 19' east 75.6 feet to the beginning, containing 0.07 acre, more or less."

The above described real estate is a part of the real property that was devised to Commerce Union Bank of Nashville, Tennessee, as Trustee, by will of Woodrow Wilson Creel, deceased. Said will is of record in Will Book 77, page 307, County Court for said County and also conveyed to said bank as Trustee by deed from Marie P. Creel, the widow of Woodrow Wilson Creel, the deed is of record in Book 4017, page 455, Registrar's office for said County.

This is unimproved property, known as 2.1 Acre Tract, Hermitage, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Sullivan and wife Nina P. Sullivan, and their heirs and assigns, forever. And Commerce Union Bank, a Tennessee banking and trust corporation, as Trustee, does covenant with the said James T. Sullivan and wife, Nina P. Sullivan that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it as Trustee, and the same is unencumbered, but makes no warranties whatsoever, except its right to convey said property as Trustee. And Commerce Union Bank, as Trustee, does further covenant with the said grantees, to defend the title as trustee to the said land to the said James T. Sullivan and wife, Nina P. Sullivan, as trustee, and their heirs and assigns against the lawful claims of all persons whomsoever, but makes no warranties whatsoever other than as Trustee.

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IN WITNESS WHEREOF, the grantor, Commerce Union Bank, Trustee, has caused this instrument to be executed by its duly authorized officers, this 25 day of August, 1966.

COMMERCE UNION BANK, TRUSTEE under will of Woodrow Wilson Creel

BY _____ VICE PRESIDENT & Trust Officer

ATTEST: _____ TRUST OFFICER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Myrtle S. Hines, a Notary Public within and for the State and County aforesaid, personally appeared William A. Byrn, Jr. and Virginia Bickley with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Trust Officer respectively of the Commerce Union Bank, the within named bargainor, and that they 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 William A. Byrn, Jr., as such Vice President, and attesting the same by the said Virginia Bickley, as such Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 25 day of August, 1966.

Myrtle S. Hines
NOTARY PUBLIC

My commission expires: 5-3-70

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STATE TAX $ .90
PROBATE .50
TOTAL $ 1.40

AUG 26 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 26 1966
CT

41404

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 26 3 52 PM '66
NOTE
RECORDING FEE $ 3.25
DEP. REG.

WARRANTY DEED

FROM: COMMERCE UNION BANK,
Trustee

TO: JAMES T. SULLIVAN, ET UX

THIS INSTRUMENT PREPARED BY:

EARL THOMPSON
Attorney at Law
415 Nashville Bk. & Trust Bldg.
Nashville, Tennessee