Prepared by
Harlan Dodson III
Nashville Bank & Trust
Nashville, Tenn.

BOOK 4818 PAGE 287

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Commerce Union Bank (NAME)	Same (NAME)	160-5
500 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13 Pt
Nashville, TN 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100* *Dollars,

and other good and valuable considerations,

Nelson B. Hunter and wife, Brenda A. Hunter,

have this day bargained and sold, and do hereby transfer and convey unto the said Commerce Union Bank of Nashville, Tennessee,

its *(successors), heirs and assigns,*

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

Being Lot No. 91, on the plan of Oak Hill Estates, Section 1, as of record in Book 3700, Page 120, Register's Office for said County.

Said Lot No. 91 fronts 160 feet on the westerly side of Forest Acres Drive, and extends back 595 feet on the southerly line and 494.58 feet on the northerly line to a dead line measuring 145.56 feet thereon.

Being the same property conveyed to Thomas B. Chaney and wife, Myrtle V. Chaney, by deed from J. B. Downey, Trustee, of record in Book 4367, page 204, Register's Office for said County.

Being the same property conveyed to Nelson B. Hunter and wife, Brenda A. Hunter, by deed from Thomas B. Chaney and wife, Myrtle V. Chaney, of record in Book 4483, page 195, Register's Office for said County.

This transfer is subject to a balance of approximately $32,000.00 owing on a Deed of Trust note payable to Security Federal Savings & Loan Association of Nashville, Tennessee, and the rights, if any, of the Third National Bank of Nashville, Tennessee, under a certain Deed of Trust, of record in Book 4803, page 45, Register's Office for Davidson County, Tennessee, recorded, April 5, 1974.

This is unimproved ( ) improved (X) property, known as 5340 Forest Acres Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Commerce Union Bank its *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Commerce Union Bank *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 21 *day of* May, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nelson B. Hunter

Nelson B. Hunter

Brenda A. Hunter

Brenda A. Hunter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State,* Nelson B. Hunter and wife, Brenda A. Hunter

*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* 21st *day of* May, *19*74.

Linda Saunders *Notary Public*

Commission expires August 16 1977

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Ward Mallory
Affiant

Sworn to and subscribed before me this the 21 day of May, 1974.

My Commission Expires: April 27, 1977

Notary Public

MAY23??	CONV	30,000.00				
MAY23??	S'TAX		A*	78.00		
MAY23??	PR'FEE		A*	.50		
MAY23??	W'DEED		A*	4.00	*	82.50

WARRANTY DEED

FROM
Nelson B. Hunter and wife Brenda A. Hunter

TO
Commerce Union Bank

C 5 5 6 1 7

IDENTIF. REFERENCE

MAY 23 2 40 PM '74

DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS