FROM: Commerce Union Bank, Trustee
TO
James W. Napier, Jr.
D E E D

TCA 74102-S.2 exempts this conveyance from state transfer tax

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. James W. Napier, Jr.	Same BOOK 4887 PAGE 290	93-6-2
(NAME:) C/O Bryan, Ward & Elmore	(NAME:)	Par 102
(STREET ADDRESS OR ROUTE NUMBER) Stahlman Bldg., Nashville,	(STREET ADDRESS) Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

WHEREAS, on October 11, 1935, by deed of record in Book 986, page 64, in the Register's Office for Davidson County, Tennessee, James W. Napier transferred and conveyed certain real estate hereinafter described to Mary C. Napier, for and during the term of her natural life, and to the Commerce Union Bank, of Nashville, Tennessee, as Trustee, the remainder interest in said property to be held in accordance with the terms of a certain trust agreement executed by and between the said James W. Napier and Commerce Union Bank on November 18, 1929, with full power and authority to sell, mortgage, lease, transfer and convey or otherwise dispose of without the joinder of any beneficiary subject only to obtaining the consent of John W. Napier during his lifetime as evidenced by his signature to the conveyance and subsequent to the death of the said John W. Napier, who died on the 11th day of March, 1960, the Trustee was authorized to act alone; and

WHEREAS, under the terms of the aforesaid deed, the title to the property was vested upon the death of Mary C. Napier in the Commerce Union Bank, Trustee under the trust agreement executed by and between the said James W. Napier and the Commerce Union Bank, Trustee, on November 18, 1929, which trust provided that after the death of Mary C. Napier and whenever the youngest child of the said James W. Napier attained the age of 35 years, the trust should terminate and the property then held by the Trustee be divided equally among the three children of James W. Napier to-wit: James W. Napier, Jr., Nancy Napier Sington (referred to in said trust agreement as Nancy Brown Napier), and Mary Napier Canier (referred to in said trust agreement as Mary Campbell Napier), share and share alike; and

THIS INSTRUMENT PREPARED BY:
Attorney
26th Fl., Life & Casualty Tower
Nashville, Tennessee 37219

WHEREAS, Mary C. Napier died on September 30, 1974, Mary Napier Ganier, the youngest child of the said James W. Napier, is more than 35 years of age and it is agreed among the aforesaid children of the Grantor that the following described property be conveyed to James W. Napier, Jr. by this deed and deeds will be executed simultaneously herewith conveying to Nancy Napier Sington and Mary Napier Ganier other property which is subject to the aforesaid trust.

NOW, THEREFORE, the Commerce Union Bank of Nashville, Tennessee, as Trustee with full power and authority to transfer and convey without the joinder of any beneficiary does hereby transfer and convey unto James W. Napier, Jr., his heirs and assigns, the following described property located in Davidson County, Tennessee, described as follows to-wit:

> Beginning at the southwest corner of Broad Street and First Avenue, South; running thence westwardly with the northerly margin of Broad Street 50 feet; thence southwardly 150 feet, more or less, to an alley; thence eastwardly along the northerly margin of said alley 50 feet to First Avenue, South; thence northwardly with the westerly margin of First Avenue, South 150 feet, more or less, to the beginning.
>
> Being the same property conveyed to James W. Napier by deed from Harry Ezzell of record in Book 596, page 388, in the Register's Office for Davidson County, Tennessee. The aforesaid property is conveyed subject to such leases, restrictions and encumbrances as may affect the premises.

To have and to hold the within described real estate with the appurtenances, estate, title and interest thereto belonging to the said James W. Napier, Jr., his heirs and assigns forever.

Nancy Napier Sington and Mary Napier Ganier hereby quitclaim and release to James W. Napier, Jr., his heirs and assigns, any and all interest which they may have in the within described property.

Executed at Nashville, Tennessee, this 1st day of January, 1975.

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COMMERCE UNION BANK, TRUSTEE

By: M. Kirk Seeley Jr.
Vice President

ATTEST:

Thomas A Shanks Jr.
Trust Officer

James W. Napier Jr.
James W. Napier, Jr.

Mary Napier Ganier
Mary Napier Ganier

Nancy Napier Sington
Nancy Napier Sington

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Wanda Harrison, a Notary Public in and for the County and State aforesaid, personally appeared James W. Napier, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of January, 1975.

Wanda Harrison
Notary Public

My Commission Expires: 11-19-75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Wanda Harrison, a Notary Public in and for the County and State aforesaid, personally appeared Mary Napier Ganier, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1975.

Wanda Harrison
Notary Public

My Commission Expires: 11-19-75

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, Louise M. Panos, a Notary Public in and for the County and State aforesaid, personally appeared Nancy Napier Sington, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Birmingham, Alabama, this 31st day of January, 1975.

Louise M. Panos
Notary Public

My Commission Expires: 6/28/76

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Wanda Hanson, a Notary Public in and for the County and State aforesaid, personally appeared M. Kirk Scobey, Jr., with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of Commerce Union Bank, Trustee, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as such Trustee, by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of January, 1975.

Wanda Hanson
Notary Public

My Commission Expires: 11-19-75

C 866620

IDENTIF. REFERENCE

FEB 5 3 55 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-5[illegible] MISC

A* 10.00 * 10.00