BOOK 4952 PAGE 840

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McKinney (NAME)	James R. McKinney (NAME)	
1303 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	1303 Gallatin Road (STREET ADDRESS)	176
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	33 pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Commerce Union Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. McKinney

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a tract of land lying in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:
BEGINNING with a point at an iron pin (found) in the northeast margin of U. S. Highway 41; thence north 78°44' 28" east 361.53 feet to an "X" cut in the approximate centerline of Hurricane Creek; thence north 63°01'48" east 211.25 feet to an "X" cut in the approximate centerline of said creek; thence north 67°26'06" east 82.75 feet to a point in the approximate centerline of said creek in the northeast line of a 100-foot easement to Tennessee Power Company as described in Minute Book 86, page 429, Chancery Court of said County; thence with the northeast line of said easement north 47°50'29" west 707.17 feet to a point; thence south 70° 45'10" west 692.52 feet to a railroad spike (found) in the northeast margin of U. S. Highway 41; thence with said margin south 38°30'10" east 714.0 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from W. Thomas Curley, of record in Book ____, Page _____, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand / this 19th day of September, 1975

COMMERCE UNION BANK

BY: H. W. Dickey Vice Pres.

By: Wm. T. Curley, Jr. Asst Sec'y

BOOK 4952 PAGE 841

STATE OF _____)

COUNTY OF _____)

Personally appeared before me _____, a Notary Public in and for

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Sept., 1975.
Deputy Register

_____, with whom I am personally acquainted, and who acknowledged that _____ executed the within

_____

_____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared T. H. BISHOP and WILLIAM T. CREECY, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the VICE PRESIDENTS and VICE PRESIDENT respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such VICE PRESIDENT and VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said T. H. BISHOP as such VICE PRESIDENT, and attesting the same by the said WILLIAM T. CREECY as such VICE PRESIDENT.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 19th day of Sept., 1975

My Commission Expires: 11/17/76

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Commerce Union Bank

TO
James R. McKinney

D 16400

IDENTIF. REFERENCE

SEP 19 3 31 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

SEP 19 75	CONV	40,000.00			
SEP 19 75	S'TAX		A*	104.00	
SEP 19 75	PR'FEE		A*	.50	
SEP 19 75	W'DEED		A*	4.00	* 108.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 40,000

Subscribed and sworn to before me this 19th day of Sept., 1975

My Commission Expires: 11/17/76

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.