WARRANTY DEED

BOOK 4996 PAGE 992

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Commerce Union Bank (NAME)	same (NAME)	149
400 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	136 PW
Nashville, Tn. 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Bell Road Investment, Ltd., a Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Commerce Union Bank, a Tennessee banking corporation

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:

B.C.I.L. ~~Land in the 2nd Civil District of Davidson County, Tennessee, described according to the survey of J. H. & Haley Land Surveying, Inc. dated March 18, 1975.~~

Being Lot No. 1 as shown on the revised site plan of Priest Lake Plaza Shopping Center, of record in Book 4860, page 87, Register's Office for Davidson County, Tennessee. Said Lot No. 1 is described as follows:
BEGINNING at a point in the West right of way line of Murfreesboro Road, said point being approximately 83 feet Northwest of a monument in the West right-of-way of Murfreesboro Road at the intersection with Bell Road; thence South 72° 24' 34" West 150.00 feet to a point; thence South 17° 35' 26" East 140.00 feet to a point; thence North 72° 24' 34" East 159.55 feet to a point; thence South 45° 25' 40" East 3.76 feet to a monument; thence South 03° 52'36" East 56.00 feet to a monument; thence South 45° 09' 59" West 15.66 feet to a monument; thence South 42° 35' 27" East 82.79 feet to the point of beginning, containing .54 acre, more or less.

Being part of the same property conveyed to Bell Road Investment, Ltd., by deed from J. Pauline Carlton, Otis W. Charlton, and wife, Louise R. Charlton, Harding College, Inc., and Houston T. Ezell, of record in Book 4898, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements as shown on the Plan of record and subject to the Cross Easement established by instrument of record in Book 4990, page 806, said Register's Office.

unimproved ( )
This is 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 ~~our~~ hand this 13th day of Feb, 19 76

BELL ROAD INVESTMENT, LTD., a Limited Partnership

BY: HALEY CONTRACTORS, INC., General Partner

BY ~~General Partner~~
James D. Haley, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B Wright, a Notary Public in and for the County and State aforesaid, personally appeared James D. Haley with whom I am personally acquainted, and who upon oath acknowledged: that the bargainor, Bell Road Investment, Ltd., is a limited partnership of Davidson County, Tennessee; that Haley Contractors, Inc. is a general partner of said Bell Road Investment, Ltd., and, as such general partner is authorized and empowered to execute the foregoing instrument on behalf of the said Bell Road Investment, Ltd.; that he is president of Haley Contractors, Inc., the within named general partner, and that he as such president being authorized so to do, executed the foregoing instrument by signing the name of the said Haley Contractors, Inc. by himself as president, as general partner and on behalf of the said Bell Road Investment, Ltd.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of February, 1976.

B Wright
NOTARY PUBLIC

My Commission Expires: 2/8/78

WARRANTY DEED

FROM Bell Road Investment, Ltd.

TO Commerce Union Bank

D 36134

IDENTIF. REFERENCE

FEB 13 3 43 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

FEB 13 76	CONV	90,000.00			
FEB 13 76	CONV	10,000.00			
FEB 13 76	S'TAX		B*	200.00	
FEB 13 76	FEE		B*	.50	
FEB 13 76	W'DEED		B*	4.00	* 264.50

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 100,000.00

Hal H. Yarbrough

Subscribed and sworn to before me this 13 day of Feb, 1976

My Commission Expires: 2/8/78

B Wright
Notary Public

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