THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

SPECIAL WARRANTY DEED

BOOK 5069 PAGE 42

WHEREAS, by deeds of record in Book 4524, page 245, Book 4524, page 247, and Book 4524, page 545, Register's Office for Davidson County, Tennessee, the hereinafter described real estate was conveyed to George Wilson Andrews and wife, Sheryl Jaynes Andrews; and,

WHEREAS, George Wilson Andrews and Sheryl Jaynes Andrews have petitioned for relief under the federal Bankruptcy Act and their respective bankrupt estates are being administered by the Nashville Division of the United States District Court for the Middle District of Tennessee as case numbers BK 76-267 and BK 76-268 respectively; and,

WHEREAS, Samuel J. McAllester, III, has, by Order of the Bankruptcy Judge, been appointed Trustee of the respective bankrupt estates and continues to serve in such capacity; and,

WHEREAS, Commerce Union Bank has, by Order of the Bankruptcy Judge under date of May 19, 1976, been appointed agent of said Court for the purpose of disposing of the said real estate;

NOW, THEREFORE, the undersigned, Samuel J. McAllester, Trustee, and Commerce Union Bank, being authorized so to do, for and in consideration of Eighteen Thousand and No/100 ($18,000.00) Dollars, have bargained and sold, and by these presents do hereby transfer and convey unto Lee Roy Selby, sometimes hereinafter referred to as Grantee, its heirs, successors, and assigns, the following described three (3) tracts of real estate in Davidson County, Tennessee:

TRACT V

Land in the Fourth Civil District of Davidson County, Tennessee, being Tract II on an unrecorded plat thereof by Southern Land Surveying Company, Inc. of Nashville, Tennessee, dated May 11, 1966 and described

in paragraph d in Deed of Partition in Book 4131, page 509, in the Register's Office for Davidson County, Tennessee, as follows:

Commencing at an iron pin on the southerly side of Old Hoggatt's Ferry Road at the northwest corner of Tract III on said unrecorded plat, this beginning point being 534.27 feet from the northwest corner of the 19 acre tract conveyed to L. C. Hessey by deed of Nancy C. Wright of record in Book 264, page 479, said Register's Office; thence along the westerly margin of Tract III south 2° 30' west 994.05 feet to an iron pin which is the southwest corner of Tract III and is in the northern boundary of Tract V, thence north 89° 43' west along the north boundary of Tract V, 57.26 feet to an iron pin at Stones River; thence down said River with the meanderings thereof to a point which is north 49° 39' west 351.79 feet from the last mentioned iron pin, at which point (the end of said 351.79 feet line) there is also an iron pin, this being the southeast boundary of Tract I; thence north 2° 30' east 780.40 feet to an iron pin on the south side of Old Hoggatt's Ferry Road; thence along the south side of Old Hoggatt's Ferry Road south 87° 30' east 335.0 feet to the point of beginning.

Being the same property conveyed to George W. Andrews and wife, Sheryl J. Andrews, by deed from Norma Jean Pirtle, of record in Book 4524, page 245, said Register's Office.

TRACT VI

Land in the Fourth Civil District of Davidson County, Tennessee, being a part of Tract No. 1 on an unrecorded plat thereof by Southern Land Surveying Company, Inc., dated May 11, 1966 and described more particularly as follows:

Beginning at a point in the northeasterly corner of Tract I of said plat, said point being on the southerly margin of the Old Hoggatt's Ferry Road and thence south 2° 30' west 217.80 feet to a point; thence north 87° 30' west 200 feet to a point; thence north 2° 30' east 217.80 feet to a point in the southerly margin of said road; thence with said margin of said road south 87° 30' east 200 feet to the beginning and containing one acre more or less.

Being the same property conveyed to George W. Andrews and wife, Sheryl J. Andrews, by deed from Ruby S. Pirtle, of record in Book 4524, page 247, Register's Office for said County.

TRACT VII

Land in the Fourth Civil District of Davidson County, Tennessee, being Tract I on an unrecorded plat thereof by Southern Land Surveying Company, Inc. of Nashville, Tennessee, dated May 11, 1966, and described more particularly as follows:

Commencing at an iron pin on the southerly side of Old Hoggatt's Ferry Road at the northwest corner of Tract II on said unrecorded plat, said point being 869.27 feet from the northwest corner of the 19 acre tract conveyed to L. C. Hessey by Nancy C. Wright by deed of record in Book 264, page 479, said Register's Office; thence along the west boundary of Tract II south 2° 30' west 780.40 feet to an iron pin at Stone's River, this being the southwest corner of Tract II; thence down said River with the meanderings thereof to a point which is north 49° 39' west 514.36 feet from the last mentioned iron pin, there also being an iron pin at the end of said 514.36 feet; thence north 1° 39' west 467.70 feet to an iron pin on the southerly side of Old Hoggatt's Ferry Road; thence along said Road south 87° 30' east 440 feet to the point of beginning.

Being the same property conveyed to George W. Andrews and wife, Sheryl J. Andrews, by deed from Edwin B. Howard and wife, Irene G. Howard, of record in Book 4524, page 545, Register's Office for said County.

Included in the above description of Tract VII, but excluded therefrom, is the following described property: Beginning at an iron pin at the common corner of Tracts I and II on the southerly margin of Old Hoggatt's Ferry Road and thence southerly 2° 30' west with the line between Tracts I and II 217.80 feet to a point; thence north 87° 30' west 400.00 feet to a point; thence north 2° 30' east 217.80 feet to a point in the southerly margin of Old Hoggatt's Ferry Road; thence with said margin of said Road south 87° 30' east 400.00 feet to the beginning and containing 2.0 acres more or less.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever; and Samuel J. McAllester, III, Trustee and Commerce Union Bank do hereby warrant title as fully as Samuel J. McAllester, III, Trustee and Commerce Union Bank in their respective capacities as Trustee of the bankrupt estates and agent of the Bankruptcy Court as recited above, are authorized so to do, but not further or otherwise. This conveyance is expressly subject to all unpaid real estate taxes assessed against the said property and a perpetual 25 foot roadway easement of record in Book 4131, page 509, said Register's Office, and transmission line easements of record in Book 4586, page 334, and Book 4605, page 751, said Register's Office.

IN WITNESS WHEREOF, the said Commerce Union Bank has caused this instrument to be executed and Samuel J. McAllester, III, Trustee has executed this instrument on this the 16th day of September, 1976.

COMMERCE UNION BANK

Attest: W. A. Sturgis A.V.P. By: C. Christopher McDonald
Vice President

Samuel J. McAllester, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon Elizabeth Smith, a Notary Public in and for said County and State, the within named Samuel J. McAllester, III, Trustee, the 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 official seal at Nashville, Tennessee, this 16th day of September, 1976.

Sharon Elizabeth Smith
Notary Public

NOTARY PUBLIC SHARON ELIZABETH SMITH DAVIDSON COUNTY TENN.

My Commission Expires: June 29, 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara E. Johnson, a Notary Public within and for the State and County aforesaid, personally appeared C. Christopher McDonald and W. A. Thomas, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Asst Vice President respectively of Commerce Union Bank, the within named bargainor, a corporation, and that they as such Vice President and Asst Vice Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said C. Christopher McDonald as such Vice President, and attesting the same by the said W. A. Thomas as such Asst Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this 16th day of September, 1976.

Barbara E. Johnson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

My Commission Expires: 1-29-77

D68269

SEP 16 2 30 PM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE →

Address New Owner As Follows:
Lee Roy Selby
Suite 300
Castile Office Building
1161 Murfreesboro Road
Nashville, Tennessee 37217

Send Tax Bills To:
Same

Map	Parcel No.
TRACT V	96 39
TRACT VI	85 45
TRACT VII	85 40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $18,000.00.

Carl C. A. Rice
Affiant

Subscribed and sworn to before me, this 16th day of September, 1976.

Barbara E. Johnson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

My Commission Expires: 1-29-77

SEP 16 76	CONV	18,000.00			
SEP 16 76	S'TAX		B*	46.80	
SEP 16 76	PR'FEE		B*	.50	
SEP 16 76	W'DEED		B*	8.00	* 55.30