BOOK 5079 PAGE 834

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,500.00

James R. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF October, 1976

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Wallace (NAME)	Commerce Union Bank (NAME)	58-11
3895 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	43
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	13DA56450

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. Wallace and wife, Shirley E. Wallace

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:

LAND in Davidson County, Tennessee, being Lot No. 40 on the plan of Royal Hills, Section 1, of record in Plan Book 4675, page 73, Register's Office for said County.

SAID Lot No. 40 fronts 102.78 feet on the westerly margin of Lunn Drive and extends back 81.48 feet on the northerly line and 148.57 feet on the southerly line to a broken line in the rear, measuring 142.89 feet thereon.

BEING part of the same property conveyed to Commerce Union Bank, by deed from Robert L. Echols, Substitute Trustee, of record in Book 5068, page 454, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

OCT 20 76	CONV	30,500.00			
OCT 20 76	S'TAX		B*	79.30	
OCT 20 76	PR'FEE		B*	.50	
OCT 20 76	W'DEED		B*	4.00	* 83.80

unimproved ( ) This is improved (X) property, known as 3895 Lunn Drive, Nashville, Tennessee 37218
(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 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 hands this 18th day of October, 19 76

COMMERCE UNION BANK

By: J. Robert Cannon
Vice-President

Attest: Eva D. Jernigan
Eva D. Jernigan
Administrative Officer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Robert Cannon and Eva D. Jernigan with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice-President and Administrative Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he) as such Vice-President and Administrative Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Robert Cannon as such Vice-President, and attesting the same by the said Eva D. Jernigan as such Administrative Officer.

Witness my hand and official seal at office at Nashville on this the 18th day of October, 1976.

My commission expires April 23, 1978

Notary Public

WARRANTY DEED

FROM

COMMERCE UNION BANK

TO

JAMES R. WALLACE and wife,

SHIRLEY E. WALLACE

D 73222

IDENTIF. REFERENCE

OCT 20 10 32 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.