BOOK 5099 PAGE 559

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
Charles L. Lamb (NAME)	Same (NAME)	149-112
74 Trimble St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149-113
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	149-111 149-8-42 149-8-41

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, a Tennessee banking corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Lamb

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

The property is subject to all restrictions, covenants and easements of record in the Register's Office for Davidson County, Tennessee, and 1975 and 1976 property taxes.

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 its hand _____ this 22nd day of December, 19 76

COMMERCE UNION BANK

Attest: Sandra Sewell
Banking Officer

By: J. H. Dickey
Sr. Vice President

STATE OF _____)

COUNTY OF _____)

BOOK 5099 PAGE 560

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 _____, this ___ day of _____, 19___.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Doris Oeser, a Notary Public within and for the State and County aforesaid, personally appeared T. H. Bishop and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, ~~themselves~~) to be the Sr. V-Pres. and _____ respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, ~~they~~) as such Sr. V-Pres. and _____, 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 Sr. V-Pres. and attesting the same by the said T. H. Bishop as such Sr. V-Pres.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 22 day of Dec., 1976

My Commission Expires: 11-6-80

DORIS OESER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

WARRANTY DEED

FROM

COMMERCE UNION BANK, a

Tennessee banking corporation

TO

CHARLES L. LAMB

D 82398

IDENTIF. REFERENCE

DEC 22 12 35 PM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

DEC22	CONV	*	~~.55~~ 291,140.00		
DEC22	S'TAX		B* 756.86		
DEC22	PR'FEE		B* .50		
DEC22	W'DEED		B* 8.00	*	765.36

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 291,150.00

Affiant

Subscribed and sworn to before me this 22nd day of Dec, 1976

My ~~Commission Expires~~: _____

Notary Public

EXHIBIT A

Three tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: A small tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeast margin of the Murfreesboro Pike at the southwest corner of property owned by S. H. Hayes and wife; thence with the margin of said Pike, westwardly 156-1/2 feet to a point; thence in a northeastwardly direction 177 feet to the westerly line of the Hayes property; thence with the westerly line of said property, southwardly 231 feet to the point of beginning.

TRACT NO. 2: A certain tract or parcel of land located in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to an unrecorded plat or survey made by Z. J. Wilkinson, Surveyor, on May 22, 1954, as follows:

Beginning at an iron pin set in a fence corner on the northeasterly edge, or margin of Murfreesboro Road or Pike; said point being the southwest corner of the tract of land conveyed to Leon M. Holman by deed from Bettie Hays, et al, of record in Book 1733, page 411, of the Register's Office for said County, and conveyed by deed to Frank Holman and wife, Eula H. Holman, by deed from Leon M. Holman, et ux, of record in Book ____, page ____, of said Register's Office; thence north 3° 00' east, following a fence line 1045.4 feet to an iron pin set in a fence corner and being in the southerly margin of a tract of land formerly owned by Joseph A. Bland; thence south 87° 30' east, along a fence line between this property and said Bland's former line, 520.5 feet to an iron pin and stone and fence corner, said point being the northeast corner of the tract of land herein conveyed; thence south 3° 35' west, following a fence line, 518.7 feet to an iron pin set in a fence corner; thence north 80° west, along a fence line 106.2 feet to an iron pin set in a fence corner; thence south 5° west, following a fence line, 225.2 feet to an iron pin set in a fence corner; thence south 31° west, following a fence line, 191.3 feet to an iron pin set in a fence corner; thence south 43° 30' west, following a fence line, 91.1 feet to an iron pin set in a fence corner; thence south 40° east, following a fence line, 30.4 feet to an iron pin set in a fence corner; thence 50° west, following a fence line, 224.4 feet to an iron pin set in the northeasterly edge or margin of said Murfreesboro Road or Pike; thence north 46° 30' west, along the margin or edge of said Pike, 158 feet to the point of beginning, and containing 10.82 acres, more or less.

Included in the above description, but excluded therefrom a strip of land conveyed to State of Tennessee by deed from L. M. Holman, et al, of record in Book 2905, page 639, Register's Office for said County, described as follows:

A strip of land extending from Survey Station 470+67 at the boundary line of the lands of C. W. Ward to Station 471+89 at the boundary line of the lands of Frank Holman 122 feet along, and bounded on the sides as follows: On the northwest by C. W. Ward; on the southeast by Frank Holman; on the southwest by the present right-of-way line of State Route No. 1, and on the northeast by a line northeast of parallel to and 50 feet from the center line of the proposed Highway as staked out, containing 0.14 acres, more or less.

TRACT NO. 3: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 13 and a tract of land lying south of and adjacent to Lot Nos. 7 to 13 marked "Future Development" on the Plan of Dorhill Acres, Section One, as of record in Book 2330, page 2, Register's Office for Davidson County, Tennessee.

Said Lot 13 fronts 104.3 feet on the southerly side of Anderson Road and extends back between lines 400 feet to a dead line, measuring 102 feet thereon. Said tract of land marked "Future Development" is described as follows: Beginning at the southeast corner of said Lot No. 13, south 3° 15' West 400 feet from the southerly margin of Anderson Road; thence with the southerly boundary line of Lot Nos. 7 to 13 inclusive, north 86° 54' west 702 feet to the eastern boundary line of Lot No. 4 on said plan; thence with the eastern boundary line of Lot Nos. 1 to 4 inclusive, south 19° 38' west 252.2 feet to the northern boundary line of the J. H. Culbertson property; thence with said line

north 76° 04' west 257.1 feet and north 88° 16' west 520.5 feet to the western boundary line of the Leila J. Palmer property; thence with said line north 3° 15' east 279.2 feet to the beginning.

TRACT NOS. 1, 2 and 3 being the same property conveyed to Commerce Union Bank by Trustee's Deed from Howard F. Butler, Trustee, of record in Book 5093, page 112, Register's Office for said County.

The above property is subject to any liens, easements or restrictions of record in the Register's Office for Davidson County, Tennessee.