This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attys.
Suite 100, 216 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5101 PAGE 921

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Stephen Zanetis (NAME:)	Commerce Union Bank (NAME:)	Map 86-11-B
409 Raintree Village (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Parcel 9
4810 Old Hickory Blvd Hermitage TN 37076 (CITY) (P. O. ZONE) (STATE)	Nashville TN 37219 (CITY) (ZONE) (STATE)	4D-89064

For and in Consideration of the sum of

TEN and no/100 ---------- ($10.00) ---------- *DOLLARS* cash paid by said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $44,900.00, to COMMERCE UNION BANK, secured by a deed of trust to J. G. Palmer, Trustee, and recorded in Book 5029, page 956, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, VAN K. LONG and wife, MAYLENE B. LONG,

have bargained and sold, and by these presents do transfer and convey unto the said ALEX STEPHEN ZANETIS, an unmarried person, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit Number 1, Building Number 9 in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62 through 64, in said Register's Office, to which reference is hereby made. Garage Number 9-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Van K. Long and wife, Maylene B. Long, by deed from IBEC-Martin Corporation, of record in Book 5029, page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as Building 9, Unit 1, Raintree Village, Condominium, 4810 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever, Grantors covenants that they are lawfully seized and possessed of said condominium unit in fee simple, have a good right to convey it, and that the same is unencumbered, except:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,300.00

Subscribed and sworn to before me, this the 2nd day of December 1976

Affiant

My commission expires: July 27, 1977 (Affix Seal)

Notary Public

1. All terms and provisions of a Declaration of covenants and restrictions dated August 28, 1973, of record in Book 4743, page 258, Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Master Deed and By-Laws for Raintree Village, a condominium, of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, page 378, said Register's Office.

3. All terms and provisions of the Charter of Hermitage Woods Community Services Association of record in Corporate Book Volume O-29, page 5443, in the office of the Secretary of the State of Tennessee, and in Book 4753, page 101, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

4. All easements and restrictions as set forth in the revised plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62 through 64, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4810 Old Hickory Boulevard, Hermitage TN 37076, Building 9, Unit 1, Raintree Village,
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALEX STEPHEN ZANETIS, an unmarried person, ~~his~~ *heirs and assigns, forever.*

And we *do covenant with the said* Alex Stephen Zanetis, *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,* except for the items set out above, and the deed of trust of record in Book 5029, page 956, said Register's Office, assumed by Grantee.

And we, Van K. Long and wife, Maylene B. Long, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alex Stephen Zanetis, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 23rd *day of* December, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Van K. Long

Maylene B. Long

BOOK 5101 PAGE 923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jane Williams, a Notary Public in and for said County and State, the within named Van K. Long and wife, Maylene B. Long,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of December, 19 76.

Jane Williams Notary Public.

Commission Expires July 27, 1977.

STATE OF
COUNTY OF

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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

VAN K. LONG et ux

TO

ALEX STEPHEN ZANETIS

D 8 3 3 9 2

IDENTIF. REFERENCE

Dec 30 2 28 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

53,300.00

CONV
STAX
PRTFEE
DEED

Dec 30 76
Dec 30 76
Dec 30 76
Dec 30 76

B* 138.58
B* .50
B* 8.00

* 147.08

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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