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Actual consideration is $78,000.00

LIMITED ** 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
Mr. &Mrs. Bobby R.Malone	Same.	
(NAME)	(NAME)	189
2724 McCampbell Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	146
Nashville, Tenn. 37214		
(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~~ Commerce Union Bank, a Tennessee banking corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby R. Malone and wife, Joyce Malone

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:

TRACT NO. I: Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Cummings and Cummings, Surveyors and Consultants, dated 4-9-74, as follows:

Commencing at an iron pin on the west side of Old Hickory Boulevard and extending South 4 degrees 39 minutes East 354.98 feet; thence North 85 degrees 52 minutes West 19.30 feet to an iron pin; thence to an iron pin South 7 degrees 16 minutes West 341.60 feet to an iron pin; thence South 86 degrees 00 minutes West 488.49 feet to an iron pin; thence North 6 degrees 57 minutes East 493.12 feet to a concrete marker; thence North 7 degrees 04 minutes East 155.01 feet to a concrete marker; thence North 59 degrees 34 minutes East 299 feet to a concrete marker; thence South 77 degrees 35 minutes East 290.92 feet to an iron pin to the point of beginning, containing 9.53 acres, more or less.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from James L. Robinson, Trustee, of record in Book 5046, page 243, Register's Office for said County.

TRACT NO. II: Commencing at an iron pin on the west side of Old Hickory Boulevard, said point being 154.98 feet from the northeast corner of the property conveyed to R. E. Hooper and wife, Linda H. Hooper, in the above referred to deed from Ruth Poteet; thence along the westerly margin of said Old Hickory Boulevard South 4 degrees 39 minutes east 70 feet to a point; thence south 85 degrees 21 minutes west 205.00 feet to an iron pin; thence south 4 degrees 39 minutes east 180.00 feet to an iron pin; thence south 85 degrees 21 minutes west 200 feet to an iron pin; thence north 4 degrees 39 minutes west 250.00 feet to an iron pin; thence north 85 degrees 21 minutes east 405.00 feet to the point of beginning, containing 1.47 acres, more or less.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from James L. Robinson, Trustee, of record in Book 5046, page 245, Register's Office for said County.

It is understood and agreed between the parties hereto that Grantees will assume the indebtedness secured by an Installment and Trust Deed of record in Book 4817, page 172, Register's Office for said County, said indebtedness being payable to Ruth Poteet.

**All warranties of Commerce Union Bank herein contained are expressly limited to that period of time after which Commerce Union Bank acquired title to the herein described property.

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 17th day of Jan, 1977

COMMERCE UNION BANK

Attest: Judy W. Leslie By: James L Robinson V.P.

STATE OF _____)
COUNTY OF _____)

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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 _____ this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Louise M. Duke, a Notary Public within and for the State and County aforesaid, personally appeared [illegible] and [illegible], with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the [illegible] and [illegible] respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such [illegible] and [illegible], being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible]

WITNESS my hand and official seal at office at Nashville, Tn.
on this 11 day of Jan, 19 77

My Commission Expires: 8-30-77

Louise M. Duke
Notary Public

WARRANTY DEED

FROM
COMMERCE UNION BANK, a

Tennessee banking corporation
TO
BOBBY R. MALONE and wife,
JOYCE MALONE

D 8 6 4 1 6

IDENTIF. REFERENCE

JAN 24 1 21 PM '77

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JAN24 CONV 78,000.00
JAN24 S'TAX B* 202.80
JAN24 REFEE B* .50
JAN24 W'DEED B* 4.00 * 207.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 78,000.00

James L. Robinson
Affiant

Subscribed and sworn to before me this 21st day of Jan., 19 77

My Commission Expires: 8-30-77

Louise M. Duke
Notary Public