LIMITED **

WARRANTY DEED

BOOK 5179 PAGE 511

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crossman	Same	
4420 Herbert Place (NAME)	(NAME)	93-10 36
Nashville Tenn 37215 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(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 James Alvin Crossman and wife, Mary B. Crossman

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 all of Block "A" on the Plan of Palmer Place of record in Book 57, page 117, Register's Office for said County.

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by deed from Davis H. Carr, Successor Trustee, of record in Book 5149, page 898, Register's Office for said County.

**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.

AUG-3F	CONV	70,000.00			
AUG-3F	S'TAX		B*	182.00	
AUG-3F	PR'FEE		B*	.50	
AUG-3F	W'DEED		B*	4.00	* 186.50

unimproved ( )
This is improved (X) property, known as 815 Lea Avenue, Nashville, Tennessee 37203
(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 29th day of July, 1977

COMMERCE UNION BANK

ATTEST: Libby K. Wuthe, Banking Officer BY: John Bayley, Vice President

STATE OF _____)

COUNTY OF _____)

BOOK 5179 PAGE 512

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, Judy C. Fisher, a Notary Public within and for the State and County aforesaid, personally appeared S. Richard Bagley and Libby R. Werthan, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice Pres and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice Pres and Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said S. Richard Bagley as such Vice President and attesting the same by the said Libby R. Werthan as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 29 day of July, 1977

My Commission Expires: 10-25-77

Judy C. Fisher
Notary Public

JUDY C. FISHER NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

COMMERCE UNION BANK, a Tennessee banking corporation

TO

JAMES ALVIN CROSSMAN and wife, MARY B. CROSSMAN

G No 206139 Attorney's Title

E 18276

IDENTIF. REFERENCE

AUG 3 1 02 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $70,000.00.

James Alvin Crossman
Affiant

Subscribed and sworn to before me this 3rd day of August, 1977.

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/25/79

Notary Public