LIMITED ***
WARRANTY DEED

BOOK 5180 PAGE 459

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Miller	Same	96 - 15
(NAME)	(NAME)	
McCrary Creek Rd.		Parcel 10.5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville 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 Joseph P. Miller and wife, Judy Mae Miller

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:

Being Lot No. 200 on the Plan of Hickory Bend Subdivision, Section 4, of record in Book 4175, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Edward Seddon, Substitute Trustee, of record in Book 5007, page 865, 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.

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 20th day of April, 1977

COMMERCE UNION BANK

Attest: Louise M Duke By: James W Robinson - VP

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___.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Nellie S. Rue, a Notary Public within and for the State and County aforesaid, personally appeared James L. Robinson and Louise M. Duke, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice President 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 James L. Robinson as such V.P., and attesting the same by the said Louise M. Duke as such Banking Officer.

WITNESS my hand and official seal at office at Donelson, Tenn. on this 10th day of July, 1977

My Commission Expires: 8-2-80

Nellie S. Rue
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
COMMERCE UNION BANK, a Tennessee banking corporation

TO
JOSEPH P. MILLER and wife, JUDY MAE MILLER

E 18685

IDENTIF. REFERENCE

AUG 5 11 02 AM '77

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

Mail: Commerce Union Bank
2730 Nolensville Rd
Nash. Tn. 37214

AUG-5	CONV	38,500.00			
AUG-5	S'TAX		B*	100.10	
AUG-5	PR'FEE		B*	.50	
AUG-5	W'DEED		B*	4.00	* 104.60

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 38500.01

Louise M Duke

Subscribed and sworn to before me this 20 day of April, 1977

Jerry L. Steele
Notary Public

My Commission Expires: 3-10-79

JERRY NOTARY PUBLIC DAVIDSON COUNTY, TENN.