LIMITED **WARRANTY DEED**

BOOK 5225 PAGE 721

STATE OF TENNESSEE }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 19 77

Notary Public

MY COMMISSION EXPIRES: 8-1-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Doak, Trustee (NAME)	Same (NAME)	149 Par 162
2525 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 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 John G. Doak, Trustee, with full power to mortgage, sell, convey or otherwise encumber any part or all of the same without the joinder of any beneficiary

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 the 2nd Civil Dis[illegible]nnessee described by survey dated November 9, 1977, by Joseph C. McConnell as follows:

Said tract begins at an iron pin on the southwesterly margin of Murfreesboro Road at the northwesterly corner of the Otis W. Charlton tract described in deed of record in Book 5189, page 593, Register's Office for Davidson County, Tennessee; thence S 46° 46' 19" W 182 feet to an iron pin in the line of Houston T. Ezell of record in Book 4899, page 880, Register's Office for Davidson County, Tennessee; thence with said line N 46° 08' 58" W 100 feet to an iron pin; thence N 46° 52' 02" E 176.12 feet with Robert W. Robinson's southeasterly line to an iron pin; thence S 46° 04' 59" E 4.7 feet to a State Highway monument on the margin of Murfreesboro Road; thence N 43° 55' 01" E 6 feet to a Highway monument on said margin; thence with the right of way line or margin of Murfreesboro Road S 46° 04' 59" E 95.3 feet to the point of beginning and containing 0.416 acres, more or less.

Being the same property conveyed to Commerce Union Bank, A Tennessee Corporation by virtue of a Trustees Deed from Caesar E. Urrutia, as of record in Book 5105, page 855, Register's Office for Davidson County, Tennessee.

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.

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 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 our hand s this 8th day of ~~October~~ November, 19 77

Commerce Union Bank

by James W Robinson - V.P.

Attest: Louis M Duke Banking officer

BOOK 5225 PAGE 722

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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James L. Robinson and _____, with whom I am personally acquainted and who upon {his oath / ~~their oaths~~} acknowledged {himself / ~~themselves~~} to be the Vice President and _____ respectively of the Commerce Union Bank the within named bargainor, a corporation, and that {he / ~~they~~} as such Vice President 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 James L. Robinson as such Vice President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 8th day of October, 19 77

My commission expires 8-1-81 _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

E 38299

T
IDENTIF. REFERENCE

Nov 23 9 02 AM '77

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TENN.

NOV23 77	CONV	58,200.00			
NOV23 77	S'TAX		B*	151.32	
NOV23 77	PR'FEE		B*	.50	
NOV23 77	W'DEED		B*	4.00	* 155.82

LIMITED

WARRANTY DEED

FROM
Commerce Union Bank

TO
John G. Doak, Trustee

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York