LIMITED ** BOOK 5232 PAGE 294

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
Jewel C. Jones	Same	Map 53-12
(NAME) 2809 Old Hickory Blvd	(NAME) 533 Rayon Dr	Parcel 91
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Old Hickory, TN 37138	
(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 Jewel C. Jones

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 Lots Nos. 8, 9, 10, and 11 of Block 5 on the Plan of Dabbs and Elliott's Subdivision, as of record in Book 547, page 97, Regsiter's Office for said County.

Said Lots Nos. 8, 9, 10, and 11 front together 100 feet on the northerly side of Old Hickory Boulevard, formerly Concrete Drive, and extend back between parallel lines 120 feet to an alley.

INCLUDED but EXCLUDED is the following Tract taken by the State of Tennessee by Order of Condemnation and Appropriation, of record in Minute Book 31C, page 2148, Chancery Court for Davidson County, Tennessee.

Being a part of Lots 8 through 11, Block 5 on the Plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, page 97, Register's Office for said County, described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard and the southeast boundary of the Ruth F. Gardenhire property; thence along the said southwest boundary N 44° 15' E, 5 feet, more or less, to a point; thence S 45° 45' E, 100 feet, more or less, to a point; thence S 44° 15' W, 5 feet, more or less, to a point in the said northeast margin; thence along the northeast margin N 45° 45' W, 100 feet, more or less, to the point of beginning.

Being part of the property conveyed by John S. Jenkins and wife, to Eugene E. Davis and wife, Lucille W. Davis, of record in Book 2735, page 441, Register's Office for said County.

Being the same property conveyed to Commerce Union Bank, by deed from W. Fred Williams, Substitute Trustee, of record in Book 5187, page 506, 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 (X) property, known as 2809 Old Hickory Blvd, Old Hickory, TN 37138
(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 our hand this 6th day of December, 1977

COMMERCE UNION BANK

Attest: Ann J Quarles, SVP BY: W. H. Stevenson A.V.P.

STATE OF _____)

COUNTY OF _____) BOOK 5232 PAGE 295

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, W. Fred Williams, a Notary Public within and for the State and County aforesaid, personally appeared W. A. Stringer and William T. Curley with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Asst. Vice President and Senior Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Asst. Vice President and Senior 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 W. A. Stringer as such Asst. Vice Pres., and attesting the same by the said William T. Curley as such Senior Vice President.

WITNESS my hand and official seal at office at Nashville, TN on this 9th day of Dec., 1977

My Commission Expires 6/28/81

W. Fred Williams

Notary Public

PLEASE RETURN TO
COMMERCE TITLE CO.

WARRANTY DEED

FROM
Commerce Union Bank

TO
Jewel C. Jones

E 41279

IDENTIF. REFERENCE

DEC 12 11 07 AM '77

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

DEC 12 77	CONV	50,000.00			
DEC 12 77	S'TAX		B*	130.00	
DEC 12 77	PR'FEE		B*	.50	
DEC 12 77	W'DEED		B*	4.00	* 134.50

STATE OF Tennessee)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 50,000.00

Jewel C Jones

Subscribed and sworn to before me this 9th day of Dec., 1977

My Commission Expires: 8/12/81

Doris E. Horan

Notary Public