BK 5262 PAGE 466

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LIMITED WARRANTY DEED

IDENTIF. REFERENCE

MAR 15 10 39 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

LIMITED WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Kenneth E. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March 1978.

Diane Coleman
Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William C. Traber, Atty., 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer W. Disspayne (NAME)	same (NAME)	MAP 110
3100 Lebano Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par 82s
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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmer W. Disspayne, Kenneth E. Carter and Kenneth R. Carter

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:

A tract of land in the 4th civil district of Davidson County, Tennessee, being a part of the Commerce Union Bank property described according to a survey by John D. McCormick dated February 18, 1978, as follows:

Beginning at an iron pin in the easterly margin of New Hope Road said point being 522 feet north of the northwest corner of the David E. McWilliams property of record in Book 5194, Page 988, Register's Office for Davidson County said point also being the southwest corner of the property herein conveyed; thence leaving said road and running in an easterly direction S. 87° 13' E. a distance of 1,722.0 feet to an iron pin, same bieng the southeast ccrner of the property herein conveyed; thence N. 5° 38' 30" E. 240.0 feet to a point; thence N. 4° 46' 40" E. 400.00 feet to an iron pin, same being the northeast corner of the property herein conveyed: thence S. 88° 12' W. 806.0 feet to an iron pin; thence N. 87° 13' W. 950.7 feet to an iron pin in the easterly margin of said road, same being the northwest corner of the property conveyed; thence running with said margin of New Hope Road around a curve having a radius of 6,498. 6 feet a distance of 344.05 feet to a point; thence continuing with said margin of said road S. 2° 39' W. 228.0 feet to the point of beginning and containing 23.24 acres more or less.

Being a part of the same property conveyed to Commerce Union Bank by Trustee's Deed from James L. Robinson, Trustee, of record in Book 5072, Page 13, Register's Office for Davidson County, Tennessee.

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 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.

* (over)

Witness my hand this 11th day of March, 19 78

Commerce Union Bank
James L. Robinson SR 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__

_____, Notary Public.

Commission Expires _____

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 sexual oaths~~} acknowledged {himself / ~~themselves~~} to be the Senior Vice President and _____ respectively of the Commerce Union Bank the within named bargainor, a corporation, and that {he / ~~they~~} as such 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 James L. Robinson as such Senior 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 11th day of March, 19 78

My commission expires 11/18/78

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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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.

Taxes for the year 1978 have been pro-rated and settled between the parties and are assumed by the Grantor herein all subsequent assumed by the Grantee.

MAR 15 78	CONV	40,000.00		
MAR 15 78	S'TAX		B* 104.00	
MAR 15 78	PR'FEE		B* .50	
MAR 15 78	W'DEED		B* 4.00	* 103.50

LIMITED WARRANTY DEED

~~WARRANTY DEED~~

FROM Commerce Union Bank

TO Elmer W. Disspayne et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

P. O. Box 2255
Nashville, Tenn. 37214