LIMITED **WARRANTY DEED**

LIMITED WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 78

Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Atty., 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delmer R. Clark (NAME)	same (NAME)	MAP 110
255 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	P/C (STREET ADDRESS)	Par 8 Js
Nashville, TN. 37217 (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 Delmer R. Clark

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, the same being the northwesterly corner of the David E. McWilliams property as of record in Book 5194, Page 988, Register's Office for Davidson County, Tennessee, the same being the southwest corner of the property herein conveyed; thence leaving said road and running in an easterly direction S. 87° 13' E. 873.85 feet to an iron pin; thence S. 87° 13' E. 50 ft. to an iron pin, the same being the southeast corner of the property herein conveyed; thence N. 3° 14' 26" E. 238.23 feet to an iron pin, the same being the northeast corner of the property herein conveyed; thence N. 87° 13' W. 923.81 feet to an iron pin the easterly margin of New Hope Road, the same being the northwest corner of the property herein conveyed; thence running with the easterly margin of New Hope Road S. 3° 14' 30" W. 236.0 feet to the point of beginning and containing 5.03 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.

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. *over.

This is unimproved (✓) 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.

Witness our hand this 14th day of March, 1978

Commerce Union Bank

James L. Robinson SR V.P.

Louise M. Duke Banking Off.

BOOK 5262 PAGE 473

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 sex and oath~~ } 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 14th day of March, 19 78

My commission expires 11/08/78

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

*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.

5480

IDENTIF. REFERENCE

MAR 15 10 41 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 15 78	CONV	12,000.00			
MAR 15 78	S'TAX		B*	31.20	
MAR 15 78	PR'FEE		B*	.50	
MAR 15 78	W'DEED		B*	4.00	* 35.70

LIMITED WARRANTY DEED

~~WARRANTY DEED~~

FROM Commerce Union Bank

TO Delmer R. Clark

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

William G. Phillips
P. O. Box 2255
Nashville, Tenn. 37214