Return to Home Federal

LIMITED **WARRANTY DEED**

BOOK 5266 PAGE 126

LIMITED WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,304.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 1978

Notary Public

MY COMMISSION EXPIRES: 11/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred W. Hix (NAME)	same (NAME)	Jo Beason Jr.
Rt. 4 Clearview Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREEY ADDRESS)	
Mt. Juliet, TN. 37122 (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 Fred W. Hix and wife, Sylvia H. Hix

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. Mc Cormick dated February 18, 1978, as follows:

Beginning at an iron pin in the easterly margin of New Hope Road 236.0 feet north of the northwest corner of the David E. McWilliams property of record in Book 5194, page 988, Register's Office for said County, same being the southwest corner of the property herein conveyed; thence leaving New Hope Road running in an easterly direction S. 87° 13' E. 923.81 feet to an iron pin; thence S. 3° 14' 26" W. 238.23 feet to an iron pin in the northerly line of the David E. McWilliams property; thence running with said line S. 84° 39' 29" E. 778.91 feet to an iron pin, same being the southeast corner of the property herein conveyed; thence N. 4° 06' 30" E. 370.2 feet to a point; thence continuing N. 5° 38' 30" E. 187.8 feet to an iron pin, same being the northeast corner of the property herein conveyed; thence N. 87° 13'W. 1,722.0 feet to an iron pin in the easterly margin of New Hope Road; thence running with said margin of said road S. 3° 14' 30" W. to the point of beginning and containing 15.84 acres more or less.

Being part of the same property conveyed to Commerce Union Bank by Trustees deed from James L. Robinson, Trustee of record in Book 5072, page 13, R.O.D.C.*(Over)

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.

Witness my hand this 27th day of March, 19 78

Commerce Union Bank

James L. Robinson Sr. V.P.

STATE OF _____
COUNTY OF _____

BOOK 5266 PAGE 127

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} acknowledged {himself} to be the Senior Vice President and _____ respectively of the _____ the within named bargainor, a corporation, and that {he} 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, TN. on this the 23rd day of March, 19 78

My commission expires 11-18-78

_____ Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN.

*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.

5652.7

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IDENTIF. REFERENCE

MAR 27 3 11 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27 78	CONV	29,304.00			
MAR 27 78 S'TAX			B*	76.18	
MAR 27 78 PR'FEE			B*	.50	
MAR 27 78	W'DEED		B*	4.00	* 80.68

Limited Warranty Deed

*WARRANTY DEED

FROM
Commerce Union Bank

TO
Fred W. Hix et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York