BOOK 5322 PAGE 450

LIMITED **

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
Wallace Mitchell	Same	51-6
710 Due West Ave. (NAME)	(NAME)	3
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn-37115	(STREET ADDRESS)	
(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 Wallace Mitchell, an unmarried person,

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 11th Civil District of Davidson County, Tennessee, and being Lot No. 47 of the Due West Valley Acres, not of record, but described as follows:

Beginning on the northeasterly side of Due West Avenue on the line between Lot No. 46 and said Lot 47; thence northeasterly 373.7 feet, more or less, to the northeasterly boundary line of said lot and to an iron pin; thence easterly with said boundary line 80 feet to a point; thence in a southerly direction 320 feet, more or less, to a point on said northeasterly margin of said Due West Avenue, and thence with the same westerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 5244, page 604, 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.

It is understood and agreed that Grantee will assume the indebtedness secured by a deed of trust of record in Book 4852, page 968, said Register's Office, payable to Chester Moore and wife, Ruth Reed Moore.

unimproved ( )
This is improved ~~(x)~~ property, known as 710 Due West Avenue, Madison, Tennessee 37115
(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 its hand this 4th day of August, 1978

Attest: R. Booth Chapman V.P.

Commerce Union Bank

By: W. A. Stringer A.V.P.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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, Anna W. Ross, a Notary Public within and for the State and County aforesaid, personally appeared Ron N. Snyder and W. A. Stiga, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice Pres. and Asst Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice Pres. and Asst Vice Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ron N. Snyder as such Vice Pres., and attesting the same by the said W. A. Stiga as such Asst Vice Pres.

WITNESS my hand and official seal at office at Nashville, Tn.
on this 7th day of Aug, 1978

My Commission Expires: 2-16-81

Anna W. Ross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Commerce Union Bank, a

Tennessee banking corporation
TO
Wallace Mitchell

E 81650

IDENTIF. REFERENCE

AUG 8 3 02 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

AUG-8-78	CONV	23,000.00			
AUG-8-78	STAX		B*	59.80	
AUG-8-78	PRFEE		B*	.50	
AUG-8-78	WDEED		B*	4.00	* 64.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 23,000.00

Ron N. Snyder A.V.P.
Affiant

Subscribed and sworn to before me this 7th day of Aug., 1978

My Commission Expires: 2-16-81

Anna W. Ross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.