BOOK 5328 PAGE 724

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Eva P. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 1978.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS, WEEMS & SPCIER
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eva P. Phillips (NAME)	Commerce Union Bank (NAME)	58-11-4B, STATE
3888 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl, Real Estate Div. (STREET ADDRESS)	13DA-56544
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37239 (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 Eva P. Phillips, unmarried

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 Davidson County, Tennessee, being Lot No. 51 on the plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 51 fronts 80.00 feet on the southeasterly margin of Lunn Drive and extends back 153.86 feet on the southwesterly line and 136.61 feet on the northeasterly line to a dead line in the rear, measuring 80.60 feet thereon.

BEING part of the same property conveyed to Commerce Union Bank by deed from Robert E. Echols, Substitute Trustee of record in Book 5068, page 454, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as 3888 Lunn Drive, Nashville, Tennessee, 37218
(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 s this 18th day of August, 1978

COMMERCE UNION BANK

ATTEST: Eva D. Jernigan
Eva D. Jernigan
Administrative Officer

BY: J. Robert Cannon
J. Robert Cannon, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 5328 PAGE 725

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Robert Cannon and Eva D. Jernigan with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice President and Administrative Officer respectively of the Commerce Union Bank the within-named bargainor, a corporation, and that (~~he~~ they) as such Vice President and Administrative Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Robert Cannon as such Vice President, and attesting the same by the said Eva D. Jernigan as such Administrative Officer

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of August, 19 78

My commission expires 1-18-82

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
COMMERCE UNION BANK

TO
EVA P. PHILLIPS, unmarried

E 84506

IDENTIF. REFERENCE

AUG 23 9 33 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 23 78	CONV	28,500.00			
AUG 23 78 S'TAX			B*	74.10	
AUG 23 78 PA'FEE			B*	.50	
AUG 23 78	W'DEED		B*	4.00	* 78.60

Row 1, Box 8 cg

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219