* LIMITED * BOOK 5344 PAGE 381

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
W. E. Duggin		
(NAME) 2017 8th Ave. South	(NAME) same	Map 105-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.	(STREET ADDRESS)	Parcel 182, 16W-05200
(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 W. E. Duggin and wife, Mildred H. Duggin

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:

Being part of a lot marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, and described according to a copy of a survey made by Hickerson-Miller, Engineers, dated May 26, 1959, as follows:

Beginning at an iron pin in the west margin of 8th Avenue South 156.8 feet north of the north margin of Douglas Avenue; thence South 67° 45' West 163.5 feet to an iron pin in the east margin of a proposed alley; said point being 156 feet north of the north margin of Douglas Avenue; thence along the east margin of said proposed alley, North 23° 30' West 272 feet to an iron pin; thence North 88° 50' East 207 feet to an iron pin in the west margin of 8th Avenue South; thence with the margin of said Avenue, southerly 131.6 feet around a slight curve to an iron pin; continuing with the margin of said Avenue, South 22° 15' East 68.4 feet to the point of beginning.

Being the same property conveyed to Commerce Union Bank by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 5331, page 958, 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.

unimproved ( )
This is improved (X) property, known as 2017 Eighth Avenue South, Nashville, Tennessee
(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 _____ hand _____ this 28 day of September, 19 78

COMMERCE UNION BANK

ATTEST: Ron N. Smith A.V.P. BY: [signature] Sr. Vice President

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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__.

Commission Expires: _____ _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Anna Y. Ross, a Notary Public within and for the State and County aforesaid, personally appeared H. H. Sisk and Ray N. Smith, with whom I am personally acquainted and who upon this oath, their several oaths) acknowledged (himself, themselves) to be the Exec. V.P. and Asst. Cash. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Exec. V.P. and Asst. Cash., being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said H. H. Sisk as such Exec. V.P., and attesting the same by the said Ray N. Smith as such Asst. Cash.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 28 day of Sept, 1978

My Commission Expires: 2-16-81 Anna Y. Ross

Notary Public

ANNA Y. ROSS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Commerce Union Bank, a Tennessee banking corporation

TO

W. E. Duggin and wife, Mildred H. Duggin

E91575

IDENTIF. REFERENCE

SEP 29 4 07 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

SEP 29 78	CONV	70,000.00			
SEP 29 78	S'TAX		B*	182.00	
SEP 29 78	PR'FEE		B*	.50	
SEP 29 78	W'DEED		B*	4.00	* 186.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 70,000.00

Ray N. Smith A.V.P.
Affiant

Subscribed and sworn to before me this 28 day of Sept, 19 78

My Commission Expires: 2-16-81 Anna Y. Ross

Notary Public

ANNA Y. ROSS NOTARY PUBLIC DAVIDSON COUNTY, TENN.