**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
William J. Donoho, Sr.	Same	105-12, 30
(NAME) P.O. Box 40048	(NAME)	105-12, 29
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37204	(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 William J. Donoho, Sr.

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 1st Civil District of Davidson County, Tennessee, being shown as Tract 2 on a boundary survey dated March 9, 1978, prepared by Turner Engineering Co., Inc. as follows:

Property fronting on Nolensville Road, Nashville, Tennessee, and beginning at an iron pin on the northeasterly right-of-way of the Louisville & Nashville Railroad, thence; with said railroad right-of-way, north 6° 34' west a distance of 146.1 feet to an iron pin, thence; with a 1738.2 foot radius curve to the right a distance of 212.45 feet to an iron pin at the southwesterly corner of Lot No. 7 of Section 3 of Fair View Park recorded in Book 5060, page 102, Register's Office for Davidson County, Tennessee, thence; with the southerly margin of said Lot No. 7 and Lot Nos. 6 and 4, south 54° 38' 05" east a distance of 773.97 feet to an iron pin, thence, with the westerly line of Lot No. 3 of Transpo Center as recorded in Book 4660, page 116, said Register's Office, south 35° 19' 04" west a distance of 419.24 feet to an iron pin on the northeasterly right-of-way of Nolensville Road, thence; northwesterly with a 4251.3 foot curve to the right a distance of 564.01 feet to the point of beginning and containing 5.178 acres, more or less.

Being part of the same property conveyed to William J. Wilson, Jr. and Tommy G. Wilson, by deed from O. F. Minton, Jr. and H. P. Minton, of record in Book 4331, page 688, said Register's Office, and also being part of the same property conveyed to Commerce Union Bank, by deed from William J. Wilson, Jr. and Tommy G. Wilson of record in Book 5258, page 329, said Register's Office.

** 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 ( ) 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 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 5th day of October, 1978

COMMERCE UNION BANK

Attest: Michael B. Jones V.P. BY: R. Barth Chapman Jr. Vice President

STATE OF _____)

COUNTY OF _____)

BOOK 5347 PAGE 574

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 G. Ross, a Notary Public within and for the State and County aforesaid, personally appeared Richard Frost and C. Rathbone, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice Pres. and Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice Pres. and 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 Richard Frost as such Vice Pres., and attesting the same by the said C. Rathbone as such Vice Pres.

WITNESS my hand and official seal at office at Nashville, Tenn. on this 6 day of Oct., 1978

My Commission Expires: 2-16-81

Anna G. Ross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM
Commerce Union Bank, a

TO
Tennessee banking corporation

William J. Donoho, Sr.

E 92940

IDENTIF. REFERENCE

OCT 6 1 05 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

OCT-6-78	CONV	90,000.00			
OCT-6-78	CONV	10,000.00			
OCT-6-78	S'TAX		B*	260.00	
OCT-6-78	PR'FEE		B*	.50	
OCT-6-78	W'DEED		B*	4.00	* 264.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 100,000.00

Wm. J. Donoho Sr.

Subscribed and sworn to before me this 6 day of Oct., 1978

My Commission Expires: 2-16-81

Anna G. Ross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.