BOOK 5348 PAGE 45

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
Paul C. Buff	Commerce Union Bank	130-7
P.O. Box 40288 (NAME)	One Commerce Place (NAME)	- 47
Nashville, Tn. 37204 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (STREET ADDRESS) (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 Paul C. Buff, 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 Davidson County, Tennessee, being described as follows:

Being Lot No. 187-A and the south 50 feet of Lot No. 185-B on the Plan of Royal Oaks Re-subdivision of record in Book 974, pages 4 and 5, Register's Office for said County, and described according to a survey made by William Parrish, dated December 18, 1967, as follows:

Said Lot No. 187-A and the south 50 feet of Lot No. 185-B front together 150 feet on the easterly side of West View Avenue and extend back 298.6 feet on the northerly line and extend back 296.1 feet on the southerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Robert L. Echols, Substitute Trustee, of record in Book 5251, page 908, Register's Office for Davidson County, Tennessee.

The above property is subject to any easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 714 Westview Avenue, Nashville, Tennessee 37205
(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 6th day of October, 19 78

COMMERCE UNION BANK

Attest: J. Booth Lapsley J. D. Prendergast BY: J. D. Prendergast Sr. Vice President

STATE OF _____)

COUNTY OF _____)

BOOK 5348 PAGE 46

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, Betty R. Powers, a Notary Public within and for the State and County aforesaid, personally appeared J. N. Bishop and R. Booth / Chapman, with whom I am personally acquainted and who upon ~~(his oath,~~ their several oaths) acknowledged ~~(himself,~~ themselves) to be the Sr. Vice Pres and Vice Pres. respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~(he,~~ they) as such Sr. 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 J. N. Bishop as such Sr. Vice Pres. and attesting the same by the said R. Booth / Chapman as such Vice Pres.

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

My Commission Expires: _____

Betty R. Powers
Notary Public

WARRANTY DEED

FROM
Commerce Union Bank, a

Tennessee banking corporation
TO
Paul C. Buff, an unmarried person

E 93133

IDENTIF. REFERENCE

OCT 10 9 26 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

OCT 10 78	CONV	99,500.00		
OCT 10 78 S'TAX			B* 258.70	
OCT 10 78 PR'FEE			B* .50	
OCT 10 78	W'DEED		B* 4.00	* 263.20

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 99,500.00

_____

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

My Commission Expires: 7-26-80

Betty R. Powers
Notary Public

BETTY R. POWERS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.