LIMITED * *

WARRANTY DEED

BOOK 5348 PAGE 965

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Vincent, Jr.	JAMES S. VINCENT JR	
(NAME)	(NAME)	59-10
(STREET ADDRESS OR ROUTE NUMBER)	PO BOX 265 (STREET ADDRESS)	Par 246 Jr
(CITY) (STATE) (P. O. ZIP)	MADISON TN 37115 (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 James S. Vincent, Jr.

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

* * 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 24th day of March, 19 77

COMMERCE UNION BANK

Attest: Joseph M Watts
Banking Officer

By: Christopher McDonald
Vice Pres.

STATE OF _____)

COUNTY OF _____)

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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, Patricia T. Morter, a Notary Public within and for the State and County aforesaid, personally appeared C. Christopher McDonald and Joseph M. Wells, with whom I am personally acquainted and who upon ~~his oath~~, their several oaths) acknowledged ~~himself~~, themselves) to be the Vice President and Banking Officer respectively of the Commerce Union Bank the within named bargainor, a corporation, and that ~~he~~, they) as such Vice President and Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said C. Christopher McDonald as such Vice President and attesting the same by the said Joseph M Wells as such Banking Officer.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 24 day of March, 1977

My Commission Expires: 9-1-80

Patricia T. Morter
Notary Public

PATRICIA T. MORTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

COMMERCE UNION BANK, a Tennessee banking corporation

TO

JAMES S. VINCENT, JR.

E 93543

IDENTIF. REFERENCE

OCT 11 9 39 AM '78

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

OCT 11 78	CONV	*8,500.00			
OCT 11 78	S'TAX		B*	22.10	
OCT 11 78	PR'FEE		B*	.50	
OCT 11 78	W'DEED		B*	8.00	* 30.60

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 8,500.00.

James S. Vincent
Affiant

Subscribed and sworn to before me this 11th day of Oct, 1978

~~My Commission Expires:~~ _____

W. L. Williams
~~Notary Public~~

Reg. Reg. [illegible] 202

E X H I B I T A

DESCRIPTION

A tract of land located in the 12th Civil District of Davidson County, Tennessee being more particularly described as follows:

Beginning at a concrete monument in the extreme northwesterly corner of the herein described tract and being in the extreme northeasterly corner of Haynes Manor Section 5, Phase I of record in Book 4460 page 35 R.O.D.C. and also being in the southerly line of Ewing Valley Section 1 of record in Book 4300 page 167 R.O.D.C and proceeding:

1. With the southerly line of Ewing Valley Section 1, North 87°-21' East a distance of 325.04' to a concrete monument; thence,

2. Continuing with said subdivision, North 87°-52' East a distance of 65.02' to a concrete monument; thence,

3. Continuing with said subdivision, North 64°-51'-45" East a distance of 129.20' to a concrete monument; thence,

4. South 68°-53' East a distance of 108.0' to a concrete monument in the northerly right-of-way of Garrison Drive; thence,

5. With said right-of-way, South 21°-07' West a distance of 8.55' to a point; thence,

6. Leaving said northerly right-of-way, North 87°-52' East a distance of 61.48' to a point in the easterly right-of-way of Garrison Drive; thence,

7. With a curve to the left having a radius of 25.0 a distance of 20.85' to a concrete monument; thence,

8. South 68°-53' East a distance of 150.33' to a concrete monument in the center line of the TVA easement (150-foot right-of-way), and also being in the northerly right-of-way of Revels Drive; thence,

9. Leaving said right-of-way and with the center line of the TVA line, South 21°-07' West a distance of 1496.73' to a concrete monument, said monument being in the easterly line of Haynes Manor Section 5, Phase I; thence,

10. With said line and leaving the center line of the TVA easment, North 68°-37' West a distance of 32.03 to a concrete monument; thence,

11. Continuing with said line, North 34°-09' West a distance of 278.02' to a point; thence,

12. Continuing with said line and a curve to the right having a radius of 195.03' a distance of 4.31' to a concrete monument; thence,

13. Continuing, North 32°-53' West a distance of 95.21' to a concrete monument; thence,

14. Continuing, North 21"-28' East a distance of 55.70' to a concrete monument; thence,

15. Continuing with said line, North 8°-17' East a distance of 144.18' to a concrete monument; thence,

16. Continuing with said line, North 43°-15' West a distance of 110.87' to a concrete monument; thence,

17. Continuing with said line, North 6°-46' East a distance of 140.60' to a point; thence,

18. Continuing with said line and a curve to the left having a radius 577.66' a distance of 11.76' to a concrete monument; thence,

19. Continuing with said line, North 5°-36' East a distance of 107.94' to a concrete monument; thence,

20. Continuing, North 35°-48' East a distance of 83.41' to a concrete monument; thence,

21. Continuing, North 20°-55' West a distance of 136.62' to a concrete monument; thence,

22. Continuing, North 3°-10' West a distance of 399.57' to the point of beginning and containing 16.915 acres, more or less, per office survey dated January 14, 1977.